



15 Poincaire St, Trangie



### "Don't Miss This One" "Ideal Family Home" "Great Investment Opportunity"

We offer for sale this 3-bedroom 2-bathroom clad comfortable family home. Located on a quiet street with 2 road frontages. Fully fenced block with single lock up garage, the rear of the block has a fully fenced storage area, room to build a large shed or a pool even possibly add a granny flat or family accommodation subject to council approval.

2 large carports or entertaining areas, one has lights & outdoor point. Ducted evaporative cooling throughout the house, r/c split a/c in lounge. Carpeted living areas & bedrooms, large main bedroom with built in robe & modern ensuite attached. Large loungeroom with ample space for a big family or room to add an additional bedroom. Main bathroom with shower and toilet. Spacious kitchen with gas stove & oven with plenty of cupboard space, separate dining room.

Ideal family home or great investment. Will rent for \$375-\$400 per week. Very low vacancy rate area tenants always available. Property management available with the listing agent.

Great location 600m to the town CBD, 700m to the local central school.

All information is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy. We advise any interested persons to make their own enquiries about this information prior to entering into any agreement or contract of sale.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

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| <b>Price</b>         | SOLD for \$325,000   |
| <b>Property Type</b> | Residential          |
| <b>Property ID</b>   | 110                  |
| <b>Land Area</b>     | 1,239 m <sup>2</sup> |

#### Agent Details

Andrew Ball - 0407964405

#### Office Details

Trangie  
5 Dandaloo St Trangie NSW 2823  
Australia  
0407964405



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