

31/61 KIRKHAM STREET, MOSS VALE, NSW, 2577



# FOR SALE

## IMMACULATE VILLA : WALK TO TOWN

I am delighted to present for sale a light and airy open plan 2 bedroom villa... Just move in, nothing to do. Great condition with new carpets; flooring, freshly painted and hand rails fitted to front & back steps.

Quality curtains and blinds on all windows. Remote garage with internal access. Dishwasher and double sink with large pantry. Gas bayonet point & reverse cycle air-conditioning. Bathroom has separate shower and full size bath with separate WC.

Low maintenance garden completes the picture.

Close to shops, TAFE, dog park, golf course and aquatic centre. (Entry to golf course via the back). Quiet end of street with no through traffic. Walk to bus stop or train station.

Whether downsizing, investment property or entering the market, you won't find better in an exceptional location and offering good value for money in the heart of the Southern Highlands.

Vendor needing to sell quickly. Inspect today!

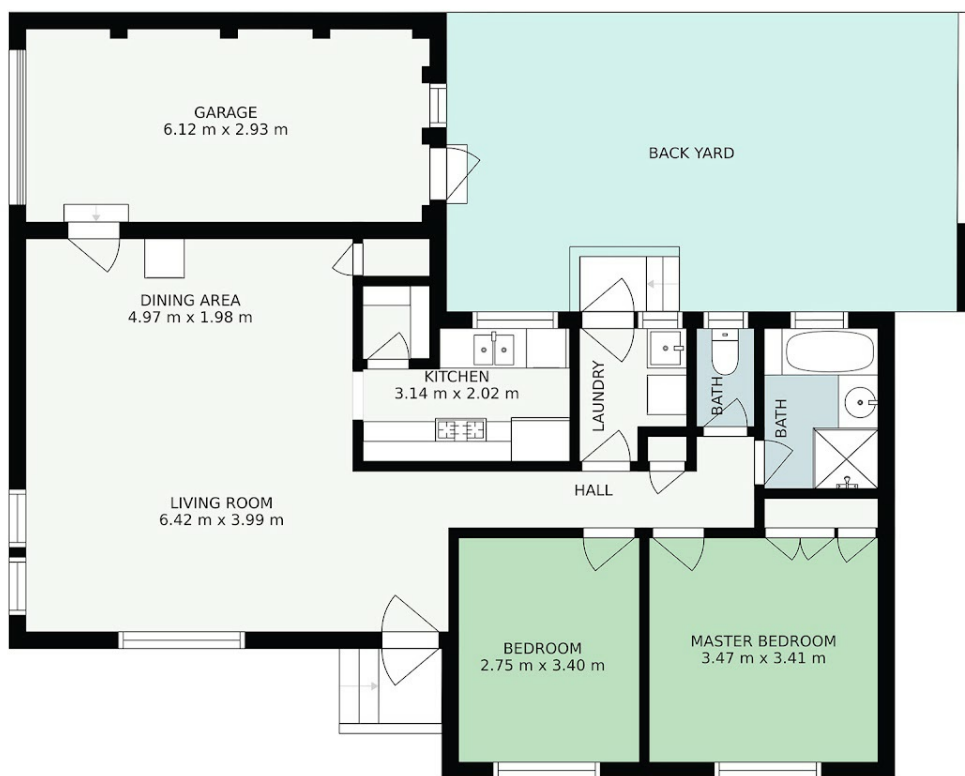
2 BED | 1 BATH | 1 CAR

**PRICE:**  
Contact Agent

**OPEN FOR INSPECTION:**  
N/A



**Edwina Grant**  
**0416032086**  
edwina@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



Floor plan, furniture, and fixture measurements and dimensions are approximate and are for illustrative purposes only.  
No guarantee, warranty or representation as to the accuracy and completeness of the floor plan is given. [davidvenishphotography.com.au](http://davidvenishphotography.com.au)

31/61 Kirkham Road, Moss Vale

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.