



# SOLD

## 'THE PURPLE' HOUSE ON 2023M2 COULD BE YOURS. BE QUICK COS' EVERYONE LOVES THIS HOUSE AND WILL WANT TO OWN IT...

A funky studio house and a double block of 2023m2 of land. Just one big room with verandahs on three sides plus a shed at the rear. An extra concrete slab also in place (maybe another shed pad or carport).

Yes, funky with cathedral ceilings with exposed timber trusses, polished floors, timber french doors and windows opening onto the deck. Quaint, cute and functional is this house for a single person or couple, a week-enders would also be great. .

The open plan offers a kitchen with marble benchtops. A bathroom with claw foot bath and shower over. Enjoy the view of the fruit trees while soaking in the bath. Doesn't get much better than this. Room for a queen size bed, lounge and dining table, although you would live on the deck I would imagine. A split system air-conditioner to keep you cool in summer. Louvres at the end of the loft for air flow too. All furniture and appliances included (as is condition). Laundry is outside at the rear.

The shed is 6 x 3m, timber cladding and also exposed beams, concrete floor. With a bit of TLC, would be ideal for storage, extra studio space. Has electricity connected and under a Poinsettia Tree.

An abundance of fruit trees, mandarin and mango trees. An array of Guinea Fowls and friendly wallaby that hangs here sometimes. Everywhere in Chillagoe has an abundance of Guinea fowl, wallabies, galahs and more. Simple gardens at the front of the house screen it from the street. More landscaping would make it very private.

Built in 2001 it is solid, but a little cosmetic work would make it amazing - being sold AS IS.

Be quick, this quaint house will not last long. Call Kendall anytime on 0417 167 695 to chat.

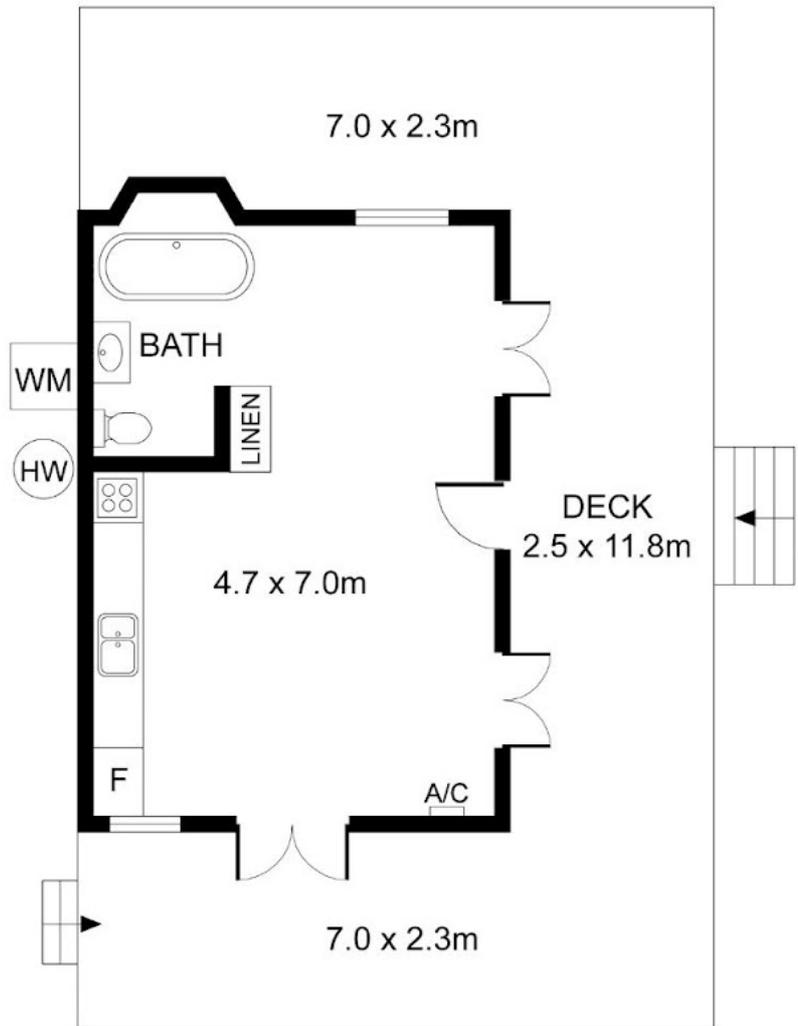
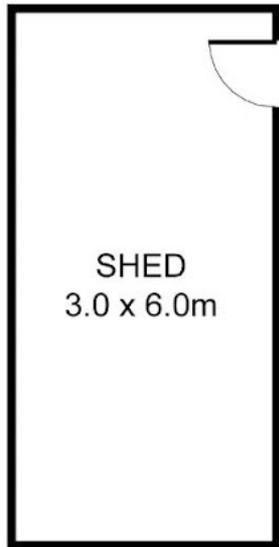
1 BED | 1 BATH | 0 CAR

PRICE:  
\$175,000

OPEN FOR INSPECTION:  
N/A



**Kendall Booth**  
**0417167695**  
kendall@atrealty.com.au  
[Kendall Booth Website](#)



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.

ALL MEASUREMENTS ARE APPROXIMATE AND MAY NOT BE EXACT. DO NOT RELY ON THE ACCURACY OF THIS FLOOR PLAN WHEN DETERMINING THE PRICE OF A PROPERTY OR MAKING DECISIONS REGARDING BUYING OR SELLING OF PROPERTIES WITHOUT INDEPENDENT VERIFICATION. BEDROOM MEASUREMENTS ARE EXTERNAL OF ROBES.

**Kendall Booth**  
 0417167695  
 kendall@atrealty.com.au  
[Kendall Booth Website](#)

