



# FOR LEASE

## CHARMING 3BR HOME - HEART OF NSW'S CENTRE!

Exceptional 3-bedroom Wheelchair friendly, family home on a generous 1,012 square metre block, offering space, comfort, and endless possibilities for the growing family. This property offers long term lease security for up to 4 years for the right tenants.

The home welcomes you with beautiful floorboards that flow throughout the interior, creating a warm and inviting atmosphere. Three comfortable bedrooms provide restful retreats, while the large disabled friendly bathroom and lounge area offer functional family living spaces. Modern conveniences include a dishwasher in the new kitchen, making daily life that little bit easier.

Climate control is expertly handled with multiple heating and cooling options:

Air conditioning and reverse cycle systems for year-round comfort

Split system air conditioning for efficient temperature control

Gas heating for those cooler Central West winters

Solar system

Located close to School, shops and town facilities.

A remote garage plus additional carport spaces, accommodating up to six vehicles in total

Fully fenced property ensures privacy and security

Dedicated outdoor entertainment area

Tottenham offers a unique lifestyle opportunity in this close-knit community known as "The Soul of the Centre" - a charming reference to its proximity to the geographical centre of New South Wales. This small town of just 263 residents was recognised in 2012 as the Most Outstanding Community in New South Wales and the ACT, a testament to the community spirit and quality of life on offer. The town sits in prime wheat-growing country, surrounded by productive agricultural land and wide open spaces. This location provides an excellent escape from city pressures while maintaining access to essential services and community amenities.

3 BED | 1 BATH | 6 CAR

PRICE:  
\$340 per week

OPEN FOR INSPECTION:  
N/A



**Averill Berryman**  
**0428426911**  
averill.berryman@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)