12 MOGILLE STREET, TOTTENHAM, NSW, 2873









SOLD

CHARMING COUNTRY COTTAGE

Freshly painted throughout with new floorcoverings creating a fresh new look, this thoughtfully designed home features two comfortable bedrooms and one bathroom, with open plan layout creating an ideal home for couples and small families. A large carport provides covered parking while leaving ample room for additional vehicles or recreational equipment. Air conditioning ensures year-round comfort through the region's distinctive seasonal variations.
The home is conveniently located close to the hospital and is right next to the community swimming pool with the added convenience of an easy walking distance to town facilities. The back yard is fully fenced.
Living in Tottenham offers an opportunity to integrate into a warm welcoming Community boasting the following conveniences
• Friendly Local grocery Store, stocking most essentials
• Café servicing great coffee and tasty meals
• Post Office/Newsagent/giftshop,
• Iconic Pub serving sumptuous meals 7 days
• Golf Club with 9 hole course and clubhouse
• Mechanic workshops, Hairdresser, Rural Produce, Fuel, Farm chemical supplies
• Hospital and Medical facilities, Paramedics
• Local Solicitor
• Manned Police Station
• K – Year 12 School, Pre school
• Fully sealed local airstrip with night lighting for convenient access
• Modern sports centre and recreational facilities, outdoor gym
• First class Racecourse and horse sports facilities, motor cross and racing club, gun club, swimming club, dance club, lions club, CWA
• Strong sense of community pride and achievement
This property represents more than just a house – it's an invitation to join one of Australia's most resilient and innovative rural communities. Whether seeking a permanent tree change, an investment opportunity, or a weekend retreat, 12 Mogille Street offers the space, comfort, and community spirit that define the best of country living.

2 BED | 1 BATH | 1 CAR

PRICE:
$226,000

OPEN FOR INSPECTION:
N/A



Averill Berryman
0428426911
averill.berryman@atrealty.com.au
www.atrealty.com.au