

18 VICTOR STREET, TRANGIE, NSW, 2825



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FOR SALE

" IDEAL FAMILY HOME OR YOUR 1ST INVESTMENT PROPERTY"

We offer for sale this charming 3-bedroom family home. It offers the perfect blend of country comfort and modern convenience. This well-appointed residence has a brand-new kitchen and stove, new carpet to all bedrooms, freshly painted throughout. Fully fenced yards with side access to a carport. It presents an ideal opportunity for families seeking a peaceful lifestyle in the thriving agricultural town of Trangie. Located 73kms West of Dubbo an easy 45 min drive. Step inside this thoughtfully designed home where comfort meets functionality. The three bedrooms have freestanding wardrobes, 2 bedrooms with ceiling fans and split a/c units. While the single bathroom has a shower over bath, separate lounge/dining room create distinct zones for relaxation and daily living. Climate control is assured year-round with multiple heating and cooling options, ensuring your family stays comfortable through every season. The outdoor space truly shines at this property, with a delightful rear deck perfect for morning coffee or evening entertaining. The fully fenced yard provides security and privacy, making it ideal for children and pets to play safely. Single carport accommodation ensures your vehicle is protected from the elements, while the grounds offer endless possibilities for gardens or a workshop. Rear lane runs behind rear of the block.

This tight-knit community of residents values its agricultural heritage while embracing modern amenities and services. The town's position on the Mitchell Highway ensures excellent connectivity to larger centres when needed.

This property represents more than just a home – it's an invitation to embrace the relaxed pace of country living while maintaining access to essential services and transport links. Whether you're starting out, downsizing, or seeking a peaceful retreat from city life, this Victor Street residence offers the space, comfort, and community connection that defines quality rural living.

The combination of practical features, generous land size, and prime location in this well-established town creates an opportunity that won't last long in today's market.

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must satisfy themselves by inspection or otherwise. Although high standards have been used in preparing this document, no legal responsibility can be accepted for any loss or damage resulting from the content or use of this information. Any photographs show only certain parts of the property as they appeared when

3 BED | 1 BATH | 1 CAR

PRICE:

Price Guide \$300,000 - \$330,000

OPEN FOR INSPECTION:

Aug 1 at 11:00am - 11:30am

Aug 8 at 11:00am - 11:30am

Aug 15 at 11:00am - 11:30am



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