34 WILLIAM STREET, GENEVA, NSW, 2474









FOR SALE

WELL MAINTAINED, GENEROUSLY PROPORTIONED & READY TO ENJOY

If you're searching for a well-maintained home offering generous proportion, practical living and a relaxed lifestyle, 34 William Street, Geneva deserves your attention.
Built in 1993 and proudly maintained, this solid brick and tile residence sits on a generous 845m² block in an established pocket of Geneva. Featuring impressive 9-foot ceilings throughout, multiple living areas and established gardens, this home offers comfort, space and a wonderful opportunity for its next owners.
Step inside to discover a spacious formal lounge, providing a welcoming place to relax, which flows through to the open dining and casual family living area. Comfort is well catered for with air conditioning for the warmer months and a cosy wood combustion fireplace to create a warm and inviting atmosphere during winter.
The large, functional Laminex kitchen is centrally positioned and offers plenty of bench space and storage, along with electric cooking, making every day meal preparation a breeze.
Accommodation comprises three generously sized bedrooms, all complete with carpet, ceiling fans and built-in wardrobes. The practical three-way main bathroom caters comfortably to family living, while a second toilet conveniently located in the internal laundry adds another welcome touch of functionality.
One of the home's appealing features is the undercover, enclosed outdoor entertaining area, providing a great space for family gatherings or simply enjoying a quiet afternoon. Overlooking easy-care gardens, established fruit trees and lovely farmland and mountain views to the north, it's a delightful setting to unwind.
Additional features include a double garage with one remote-controlled roller door, roll down window shutters, a water tank and garden shed. The tiled roof was resealed and capped approximately 3–4 years ago, and annual termite inspections have been carried out every 12 months.

PROPERTY FEATURES:

* Solid brick and tile construction, built in 1993
* Generous 845m² block, fenced on three sides
* Three spacious bedrooms, all with built-in wardrobes and ceiling fans
* Practical three-way bathroom plus second toilet
* Large formal lounge and separate open dining/family living area

3 BED | 1 BATH | 2 CAR

PRICE:
$810,000

OPEN FOR INSPECTION:
N/A



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TOTAL: 155 m2
1st floor: 155 m2
EXCLUDED AREAS: GARAGE: 37 m2, SCREENED PORCH: 46 m2, PORCH: 31 m2, WALLS: 13 m2
MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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.

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