

Sold



43 Marian Dr, Tocumwal

## Modern Lifestyle Property - Perfect For Growing Families!

This spacious, thoughtfully designed, four bedroom home is sited on a huge 7048 square metre block on the outskirts of Tocumwal and provides everything needed for the whole family.

The beautiful home with northerly aspect features a generous open plan kitchen/ dining/ living area with timber floating floors. The kitchen has a fantastic butlers pantry and quality stainless steel appliances. There is a separate second lounge with sound proof walls. The master suite features a full ensuite and walk in robe, all the other bedrooms have built in robes and ceiling fans. Wood fire heater in the living area, plus ducted gas heating and ducted evaporative cooling throughout for year round comfort.

Outside features a 10m x 5m undercover entertaining area with a ceiling fan and overlooks the big backyard and surrounding paddocks. Double carport and a large 12m x 7.5m shed with concrete floor, power and two 3m roller doors. Also features 23 panel solar electricity system and a rainwater tank as well as town water for increased efficiency and running costs.

An ideal lifestyle property not far from the conveniences of town.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

4 2 2 7,048 m2

<b>Price</b>	SOLD for \$450,000
<b>Property Type</b>	Residential
<b>Property ID</b>	3038
<b>Land Area</b>	7,048 m2
<b>Floor Area</b>	312.98 m2

### Agent Details

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