



30 Aberdare Street Kitchener, NSW

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Affordable home base with unlimited potential

Ready to live in or rent out while offering unlimited potential for future renovation or extension (STCA), this original 2-bedroom cottage sits on a large landholding complete with an oversized garage. Located in a quaint village pocket a block from Kitchener Public School and surrounded by State Forest, it combines lifestyle and convenience with ease.

- Modern 10.5m x 7m shed with 3 roller doors & carport slab off the front
- Original single-level home with northerly aspect and full-length front verandah
- Large living room featuring air-conditioning and flooded with all-day sunlight
- Retro kitchen ? perfectly useable and with a freestanding electric oven
- Practical bathroom/laundry combination with ramp access to backyard

Price: \$320,000

Matthew Clarkson

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The site plan and floor plan are not to scale, measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

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