



35 Charles Street Abermain, NSW

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## A great start to family life

Offering a great entry level buying opportunity, this well-presented residence's fresh, bright living spaces and private outdoor areas make it perfect for those looking for a solid and comfortable house in the quiet country town of Abermain, close to all local amenities.

- Occupying a large 405sqm landholding with convenient rear access
- Light and airy interiors feature separate living room and dining areas
- A large sheltered BBQ patio plus a private rear garden with lawn
- Garaging for two cars plus a garden shed with entrance from the back
- Four good sized bedrooms include three that have built in wardrobes
- A basic kitchen plus a full bathroom and separate laundry
- Plenty of scope to further update, renovate and add extra value

**Council Rates:** \$399.26 p/q

**Water Rates:** \$1,118.31/year (approx)

**Debra Ford**

0413 478 655



The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

**35 Charles Street, Abermain**  
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**Abermain, NSW**

