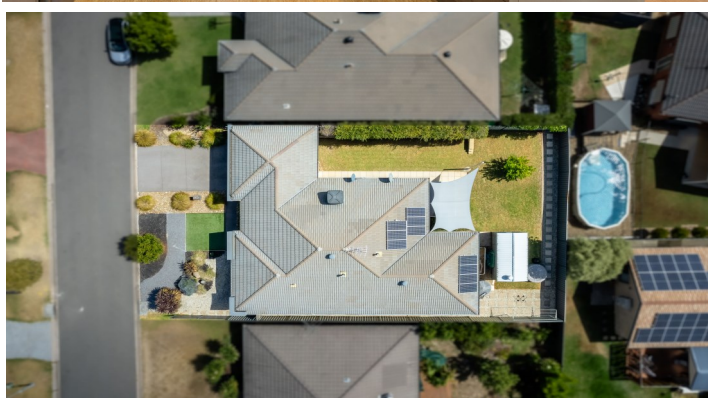


# For Sale



**18 Myotis St, Thurgoona**

**\$657,500**



Rentals & Sales since 1995



4



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<b>LAND SIZE:</b>	540 m2	<b>CONSTRUCTION:</b>	Brick Veneer
<b>AGE:</b>	2007	<b>ROOF:</b>	Tile
<b>BR1:</b>	WIR, ensuite	<b>BED 2:</b> BIR	<b>BED 3:</b> BIR
			<b>BED 4:</b> BIR
<b>LIVING ROOMS:</b>	Two areas	<b>KITCHEN:</b>	Dishwasher
<b>HEATING:</b>	Ducted gas	<b>WALL OVEN:</b>	Gas 900mm
<b>COOLING:</b>	Ducted evaporative	<b>BENCH COOKTOP:</b>	Gas 900mm
<b>DINING:</b>	Beside kitchen	<b>RANGEHOOD:</b>	Canopy
<b>HOT WATER:</b>	Gas	<b>SOLAR SYSTEM:</b>	10 panels
<b>R/C GARAGE:</b>	Internal access	<b>YARD:</b> 2kl water tank	Garden shed
<b>CITY RATES:</b>	\$1,505.40 pa	<b>POTENTIAL RENTAL:</b>	\$600 per wk
<b>WATER RATES:</b>	\$855.25 pa + usage	<b>ALFRESCO:</b> Awnings &	Shade Sail

### 18 Myotis St, Thurgoona

This lovely family home was built in 2007 and is in great condition. It sits with other quality homes in Mitchell Park Estate with nearby schools, bus stops, parks, and bicycle paths. There's plenty of space to entertain with a separate lounge, dining area, family room, and a barbecue area under the roofline.

It has 4 bedrooms - master with walk-in-robe and ensuite, whilst bedrooms 2 to 4 all have built-in-robos. Ducted evaporative cooling & ducted gas heating provide year round comfort.

The galley-style kitchen includes a dishwasher, 900mm gas cooktop and oven. The double-width remote control garage includes internal access. The backyard has an alfresco area under the roofline, a deck with shade sail, 2,000 litre water tank, and a large garden shed.

Either live the dream here yourself or make it work for you as an investment.

This ideal family home will be vacant and could be leased at \$600 per week.

To inspect call 6025 8000 or email [info@nhre.com.au](mailto:info@nhre.com.au) For more visit [www.nhre.com.au](http://www.nhre.com.au)

Whilst every care is taken to supply accurate details we cannot be held responsible for any incorrect information. Interested parties are encouraged to make their own enquiries.





APPROX. INTERIOR LIVING AREA  
218.0 sq. m

Please note: This plan has been generated for advertising only  
and may not be exact.

Interested parties are to do their due diligence  
to verify any information provided in this plan.