



## 9 Third Avenue Narromine NSW

3  1  3 

Ideally suited to the first home buyer this cosy country cottage is perfectly positioned within walking distance of the town centre, close to clubs and the golf course, and right next door to St Augustine's Primary School. The timber floorboards add to the warm country feel of the home.

- Three bedrooms plus nursery/office
- Centrally located dining room adjoins kitchen
- Ducted evaporative air conditioning, ceiling fans
- Natural gas, wood heater
- Double brick garage with rear lane access
- Outdoor entertaining area with rainwater tank
- Rendered facade with carport
- Light filled sunroom with second toilet
- Built-ins in bedrooms 1 and 2
- Wall of storage cupboards in laundry

**Price** : \$ 195,000  
**Land Size** : 1011 sqm  
**View** : <https://www.bobberry.com.au/sale/nsw/dubbo-orana/narromine/residential/house/7374077>



**Graeme Board**  
02 6882 6822



## 9 THIRD AVE, NARROMINE

**PLAN DISCLAIMER:** This diagram is for illustrative purposes only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Any dimensions shown are approximate only. Prospective purchasers must rely on their own enquiries.

Plans prepared by Design Tribe Dubbo on behalf of Bob Berry Realestate  
[www.designtribedubbo.com.au](http://www.designtribedubbo.com.au)