



## Glen Innes, 45 Cross Street

### Spacious Brick Family Home in Prime Town Location

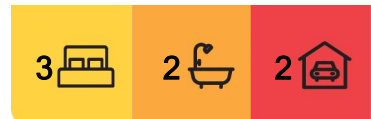
Set on a generous and level 1,037m<sup>2</sup>; approx block in a slightly elevated position on the eastern side of town, this solid brick three-bedroom home offers comfort, convenience, and space for the whole family.

Recently refreshed, the home features three well-sized bedrooms, all with built-in wardrobes. The master bedroom includes its own ensuite and direct access to the securely fenced backyard—perfect for privacy and relaxation. Step through the front door into a warm and inviting lounge area, ideal for cozy evenings. The electric kitchen, complete with breakfast bar, flows seamlessly into the dining space, which is climate controlled by a reverse-cycle air conditioner. From here, you'll enjoy easy access to the covered BBQ area—perfect for entertaining year-round. A full family bathroom includes a separate shower and bath, with a separate toilet for added convenience. The double garage with remote controlled doors provides internal access to the home and a sunny enclosed area, adding to the home's functional layout.

Enjoy your morning coffee on the north-facing front patio, or unwind in the secure backyard



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
\$535,000

**View**  
By Appointment

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**LJ Hooker Glen Innes**  
**(02) 6732 2326**

with room for children, pets, or a future garden project. Located close to the local High School and all town facilities, this easy-living home is ready to welcome its next chapter.

Features include:

- Cosy lounge and sunny front patio
- Three bedrooms with built-ins, master with ensuite & yard access
- Electric kitchen with breakfast bar
- Reverse cycle air conditioning in dining area
- Full bathroom with separate toilet
- Double garage with internal access
- Covered BBQ area and sunroom
- Secure, level 1,037m<sup>2</sup>; (approx.) block
- Slightly elevated position on town's eastern edge
- Walk to High School and town amenities

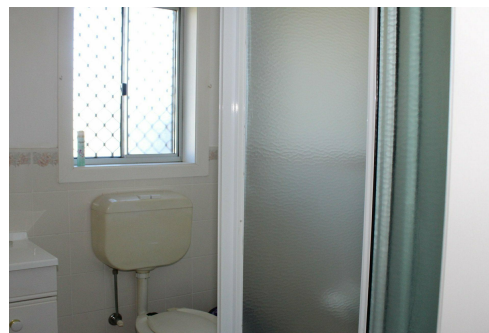
A fantastic opportunity for families, retirees or investors alike—don't miss this exclusive listing!

## More About this Property

<b>Property ID</b>	AVRF5Z
<b>Property Type</b>	House
<b>Land Area</b>	1037 m <sup>2</sup>
<b>Including</b>	Air Conditioning Toilets (2) Built-in-Robes Secure Parking

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