



17 Laurel Street, Kootingal




## Village Charm Meets Modern Comfort with 2 Bay Shed

Welcome to 17 Laurel Street, Kootingal, a well presented home that combines modern updates with plenty of space for the whole family. Set on a fully fenced 1,012sqm block, this property offers comfort, practicality and lifestyle in a peaceful village setting.

Inside, the home features three generously sized bedrooms, two bathrooms, a cosy lounge with wood heating, and an open plan kitchen and dining area that creates a warm and inviting atmosphere. The updates throughout bring the home into the modern era while maintaining a relaxed, homely feel.

Outdoors is where this property truly shines. Every man dreams of a shed like this, a large two bay shed with power plus an expansive carport area, perfect for cars, boats, trailers or workshop space. The secure yard provides plenty of room for kids to play or pets to roam freely, while still offering scope to add your own touches.

Located in the heart of Kootingal, you'll enjoy the convenience of local shops, schools and services, all just a short drive from Tamworth. The vendors are serious about selling, so now is the perfect time to secure this fantastic property.

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**FOR SALE**  
By Negotiation

### AGENTS

Samuel Spokes  
0475 843 042  
sam.spokes@ljhooker.com.au

Grace Hugo  
grace.hugo@ljhooker.com.au

### AGENCY

LJ Hooker Tamworth  
(02) 6767 1710

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

## MORE DETAILS

Property ID AMRHTE  
Property Type House  
Land Area 1012 m2  
Including Ensuite  
Air Conditioning  
Evaporative Cooling  
Fire Place  
Dishwasher  
Outdoor Entertaining  
Floorboards  
Secure Parking  
Fully Fenced  
Solar Panels  
Water Tank  
Solar Hot Water

### Samuel Spokes 0475 843 042

Licensee, Director - Sales Representative |  
sam.spokes@ljhooker.com.au

### Grace Hugo

Sales Associate | grace.hugo@ljhooker.com.au

### LJ Hooker Tamworth (02) 6767 1710

199 Peel Street, TAMWORTH NSW 2340  
tamworth.ljhooker.com.au | tamworth@ljhooker.com.au

