






32 Hyson Street, Kootingal

## Comfortable Living with Fresh Updates in Kootingal

Positioned on an approx. 650sqm block in the peaceful township of Kootingal, this neat and well-presented three bedroom, one bathroom home offers comfort, convenience and excellent value for first home buyers, investors or those looking to downsize.

Inside, the home has been refreshed with brand new carpet and vinyl flooring throughout, creating a fresh and inviting feel from the moment you step inside. Bedroom one features a built-in robe, while the functional bathroom is complemented by a separate toilet for added convenience. The living area is equipped with a reverse cycle split system for year-round comfort, along with a gas point for additional heating options during the cooler months.

Outside, the property includes a single car garage and plenty of yard space with room for kids, pets or future improvements. Conveniently located just a short 20 minute drive from the Tamworth CBD, this home offers the perfect balance of relaxed village living with easy access to town amenities.

3  1  1 

**FOR SALE**  
\$525,000

**VIEW**  
By Appointment

**AGENTS**  
Samuel Spokes  
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Cassie Semple  
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**AGENCY**  
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(02) 6767 1710

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 **LJ Hooker**

## MORE DETAILS

Property ID B4YHTE  
Property Type House  
Land Area 650 m2  
Including Toilets (1)

### **Samuel Spokes 0475 843 042**

Licensee, Director - Sales Representative |  
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### **Cassie Semple 0429 580 081**

PA to Sam Spokes | cassie.semple@ljhooker.com.au

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