



58 Clarence Ryan Avenue, West Kempsey



## Great Home, Great Spot, Great Value

Almost all the hard work has been done on this charming family home which enjoys a commanding position on the high side of the street, overlooking sporting fields and central Kempsey. There are three spacious bedrooms, the main with built ins and air-con, roomy living room with air-con and a wood fire, an almost brand-new kitchen with great pantry and plantation shutters, and separate dining room with polished timber floors. In addition, a substantial rear sunroom could double as a 4th bedroom, and front and rear verandas are great for early morning coffee or chilled out sundowners. The lock up garage has miles of storage and there is vehicle access to the fully fenced rear yard. Set on a 588m<sup>2</sup> only a short walk from schools, CBD and sporting fields. A whole lot of bang for your buck with this one.

DISCLAIMER: The information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than to pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in

🏠 3 🛏 1 📏 588 m<sup>2</sup>

Price	\$525,000
Property Type	Residential
Property ID	1757
Land Area	588 m <sup>2</sup>

### Agent Details

Ian McGoldrick - 0412 710 612

### Office Details

Kempsey Stock and Land  
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