



14 Muirkirk Street, Jamestown



## Tidy Home in a desirable location

A neat and tidy home ideally positioned within easy walking distance to the main street and the many conveniences Jamestown has to offer. Whether you are looking to downsize, purchase your first home, or secure a smart investment opportunity, this well-maintained property is sure to impress.

Inside, the home offers three comfortable bedrooms, two featuring carpet flooring and one with polished pine floorboards. The master bedroom is well equipped with a built-in robe, ceiling fan, and split system air conditioner for year-round comfort.

At the heart of the home is the open plan kitchen, dining, and lounge area a welcoming casual living space perfect for everyday comfort. The kitchen includes modern laminate benchtops and cabinetry along with a freestanding electric oven and cooktop, while the split system air conditioner services the main living area.

The bathroom is practical and conventional in design, complete with tiled flooring, shower, vanity, and toilet. The laundry also features tiled flooring, a stainless steel wash trough, and built-in storage cupboard.

Stepping outside, the paved patio provides an excellent entertaining space overlooking the secure and lawned backyard, ideal for children or pets.

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|----------------------|-------------|
| <b>Price</b>         | \$295,000   |
| <b>Property Type</b> | Residential |
| <b>Property ID</b>   | 12324       |

### Agent Details

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### Office Details

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Positioned perfectly at the rear of the allotment is a substantial shed approximately 9m x 6m\*, complete with concrete floor, power and double roller doors.

Additional Features:

- Electric hot water system
- Two rainwater tanks connected to the home
- Convenient side lane access
- Secure fencing surrounding the property

A fantastic opportunity to secure a low-maintenance property in a convenient Jamestown location.

Land Size: 947m<sup>2</sup>\*

LGA: Northern Areas Council

Zoned: Township Activity Centre

CT5436/71

RLA228106

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