

Sold



45 Kruseana Ave, Goonellabah



## SOLD BY MELANIE STEWART

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This home is positioned in a quiet, elevated position in Goonellabah and you get to enjoy majestic, country views from every window. The home has been craftsman built and beautifully maintained. Ideally it will appeal to first home buyers, young families or the astute investor.

The home has been master built and only ever been owned by one family. Set over three levels, there is a lovely north facing front verandah, a spacious air-conditioned living room with floor to ceiling large windows and glass sliding doors which offer ample light throughout. There is also a separate dining room and adjoining renovated large kitchen with new appliances. Leading off this level is a rear balcony which is a top spot to sit and soak in the views and enjoy a quiet cuppa.

Upstairs there are three good sized bedrooms. Two of the

**Price** SOLD for  
\$428,000

**Property Type** Residential

**Property ID** 1201

### Agent Details

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bedrooms have direct access to their own private, north facing balconies.

On the lower level there is a great rumpus room or 4<sup>th</sup> bedroom, big laundry and single lock up garage .A second toilet is available and the downstairs area could easily be converted to a bedsitter or studio.

The property boasts ample side access to the rear of the block from both sides as well as extra parking available off the street for a van or boat.

Families will like the good sized, flat, fenced yard which is safe for the kids and fur babies to play with room for a shed or a pool. There is also an outdoor gazebo/green house.

There is plenty of scope to increase the value of this home over time. It has lovely timber floors throughout under the carpet.

The current owners are downsizing to the coast and are serious about selling. This is a great home for a young family, and an easy drive to the Goonellabah shops, University and Hospitals.

You would be hard pressed to find a better, well built and maintained home in such a good area in this price range. While there is room to improve, it presents beautifully.

Call exclusive agent Melanie Stewart on 0421 560 936 to arrange a viewing.

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