



## 31 Graeme Street Aberdeen NSW

3 1 4

This lovely cottage style home comes complete with an inground pool, double shed with double carport, a 2nd double storage shed in the backyard with toilet, laundry and Pot Belly Stove plus a covered outdoor area overlooking the pool. The home has 3 good sized bedrooms, all with ceiling fans plus the home has Ducted R/C A/C throughout.

The lounge room is a great size and features a Combustion Fire & Ceiling Fan. There is a modern kitchen with breakfast bar and an attached dining room. The bathroom has been updated with full shower, bath, vanity and toilet. Out the front is a sunny North facing front verandah to sit and enjoy the fenced yard. This home is beautifully presented both inside and out. Features include lining boards, polished timber floors, new carpet, modern windows, freshly painted both inside and out, re-wired, re-plumbed and the home sits on brick piers. Book your inspection today.

**Price** : \$ 540,000

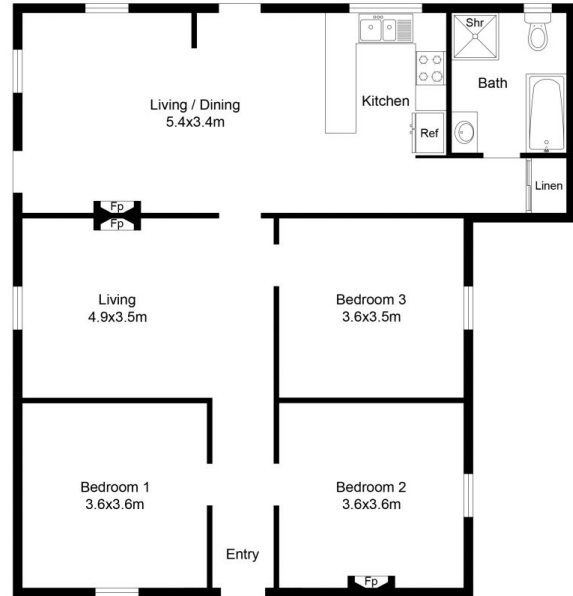
**View** : <https://www.jtsrealty.com.au/sale/nsw/hunter-vall-ey-upper/aberdeen/residential/house/7994559>



**Tiffany JTS Realty**  
02 6541 5331



**Fin JTS Realty**  
02 6541 5331



FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.  
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All enquiries must be directed to the agent, vendor or party representing this floor plan.

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