



## 38 High Street Moonan Flat NSW

3 1 2

Situated on a flat 2024 sqm block in the peaceful village of Moonan Flat, this is an ideal spot for your new home. The house has 3 bedrooms, 2 with built-in robes, and a large lounge. The kitchen is in good condition and features an electric stove, pantry, and an attached dining area. The bedrooms and laundry are also in good condition. There is a grid-connected solar system, 22,000-liter water tank storage, and the property is on septic. Outside, there is a 2-bay lock-up garage with power and 2 garden sheds. It is located within easy walking distance to the pub and post office, and the school bus picks up for all the local schools.

**Type** : House  
**Price** : \$ 410,000  
**Land Size** : 2023 sqm  
**View** : <https://www.jtsrealty.com.au/sale/nsw/hunter-valley-upper/moonan-flat/residential/house/8106894>



Jay Shepherdson  
02 6541 5331



Tiffany JTS Realty  
02 6541 5331