



**45 Robertson Street BARMEDMAN NSW**

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- 2 double bedrooms + sleepout - all carpeted, one has ceiling fan, another has an air conditioner. All rooms are generous with plenty of space.
- Open living area situated at the front of the home, right off the serene front porch. Living area is carpeted with cosy wood fire, ceiling fan, air conditioning and gas bayonet. (All up - 2 fireplaces, 2 aircons, 4 ceiling fans.)
- The kitchen is a great size. Polished wide floorboards, lots of cupboard space and gas cooktop in island bench. Stainless steel wall oven.
- Kitchen opening to adjacent dining area with ornate open fireplace.
- Bright and light sunroom at the rear of the house, currently used as office and second living area. Tranquil views into the secluded yard.
- Modern tiled bathroom with shower over bath, toilet and vanity.

**Land Size** : 1012 sqm  
**View** : <https://www.qplrural.com.au/lease/nsw/riverina/barmedman/residential/house/7243786>



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NOTE: Floorplan sizes and measurements are NOT to scale. Purchaser's should rely on their own enquiries.

