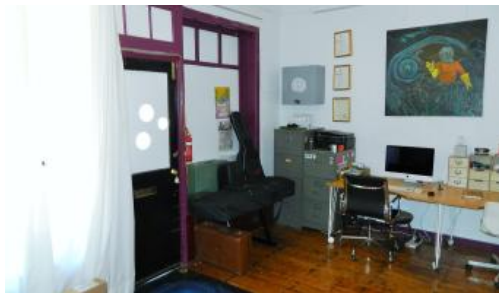


Sold



39 Angus Ave, Kandos



AN ARTIST'S DREAM

Once the old main street bakery in Kandos, this two bedroom, two storey residence with its very large (12m x 10m) powered solid concrete studio / workshop and office space at the rear offers a variety of options for the astute buyer. You can live, create in the rear studio and display your works in the front shop area all from home.

Down stairs comprises of a funky kitchen, lounge room with reverse cycle a/c, a gas outlet, quality shelving and cypress pine floorboards throughout are a reminder of the history of another era. The current owners labour of love is the bathroom which they finished in hand made and laid mosaic tiles to the floor and walls, there is also a separate sitting room and external laundry.

The upstairs has two very large bedrooms, both carpeted, with the main bedroom having its own newly refurbed balcony with mountain and street views of the Kandos area.

The paved private courtyard with a mosaic tiled wood fired pizza oven is perfect for entertaining friends amongst the low maintenance gardens filled with cherry, apple, fig and olive trees, a chook yard and

2 1 2

Price	SOLD
Property Type	Residential
Property ID	181

Agent Details

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two lockable storage areas (6m x 2m and 4m x 2m) plus a 2,500 litre rainwater tank.

All of this on a centrally located 1012m² allotment with residential & commercial zoning in the heart of the Kandos township

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.