



### 1-3 Flood Street Narrandera NSW

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Situated within walking distance to the beautiful Lake Talbot, is this very unique home which is located on a block size of 2529 sqm\* sitting on three separate titles.

A very open-plan kitchen, dining, and living area with a large island bench in the middle creates a great space for family gatherings.

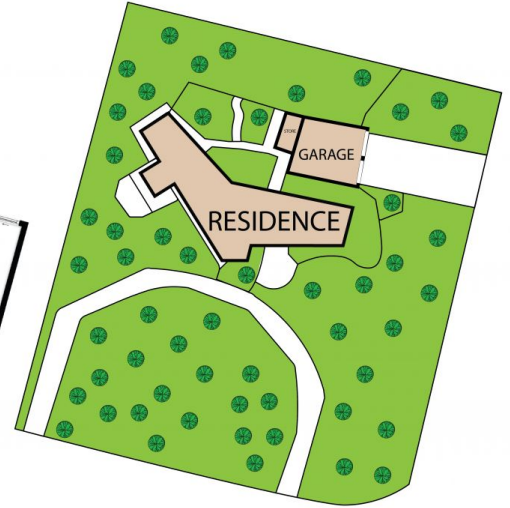
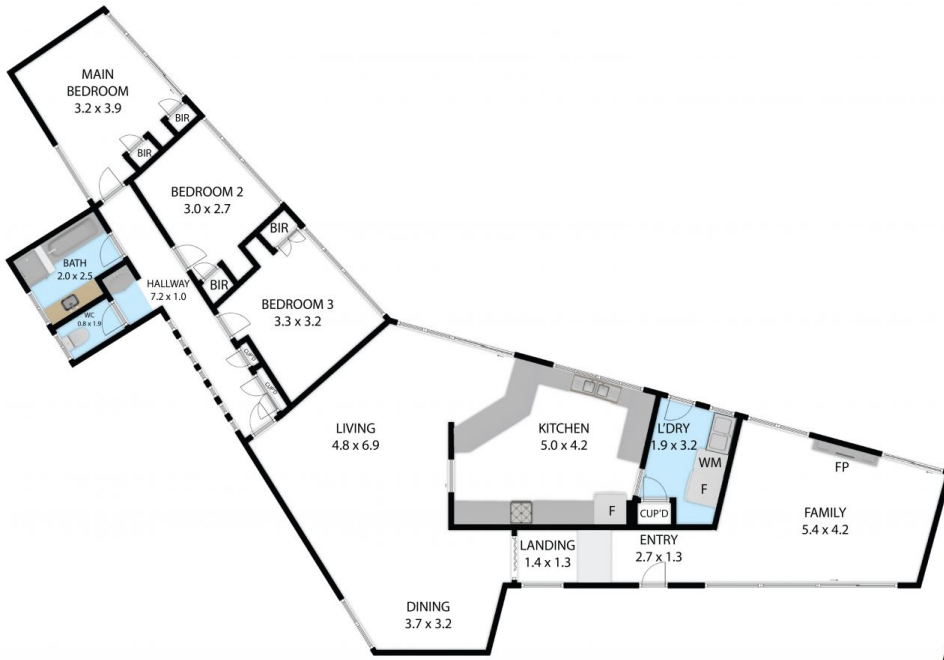
You will also love the privacy of the sunken loungeroom away from the main living area, offering a little peace and quiet. All three bedrooms contain built-in wardrobes.

Outside you will enjoy the wide open spaces with great car accommodation with the two-car garage and a separate garage at the side of the home. Enjoy the convenience of a second toilet and shower.

**Price** : UNDER OFFER  
**Land Size** : 2529 sqm  
**View** : <https://www.qplrural.com.au/sale/nsw/riverina/narrandera/residential/house/7446124>



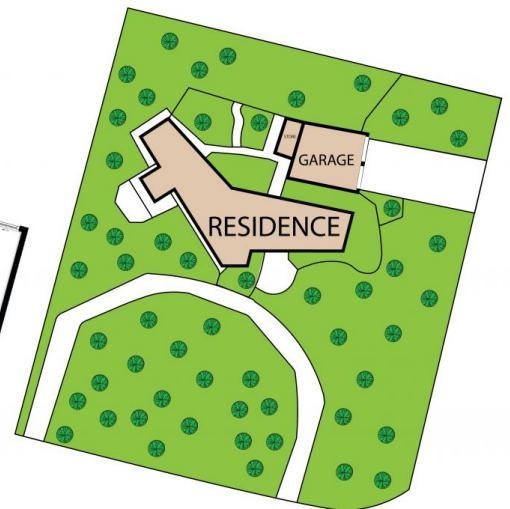
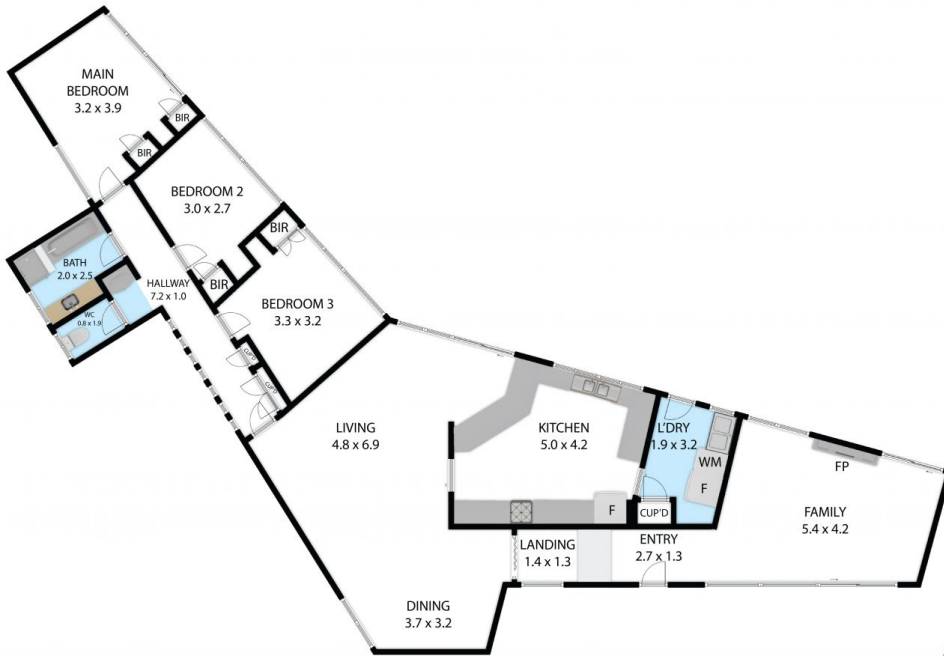
**Leisa Williams**  
**0269781008**



1-3 Flood Street, Narrandera 2700

TOTAL APPROX. FLOOR AREA 140 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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