

# Flemings



## 9 Woolrych Street Harden NSW

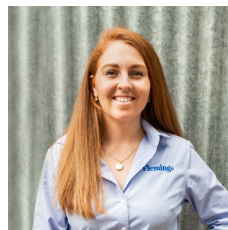
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Flemings Harden is pleased to present 9 Woolrych Street, Harden to the market for sale. A well constructed double brick home on a level and fully-fenced 1820sqm\* corner block with side road access and great views over the silos in Murrumburrah.

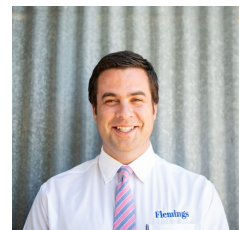
**Price** : \$450,000  
**Land Size** : 1821 sqm  
**View** : <https://www.flemingspropertyservices.com/sale/nsw/riverina/harden/residential/house/7525394>

### Features include:

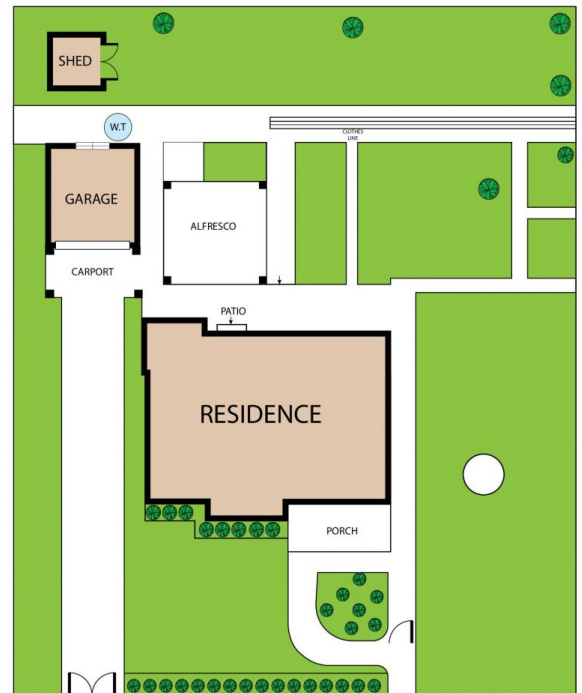
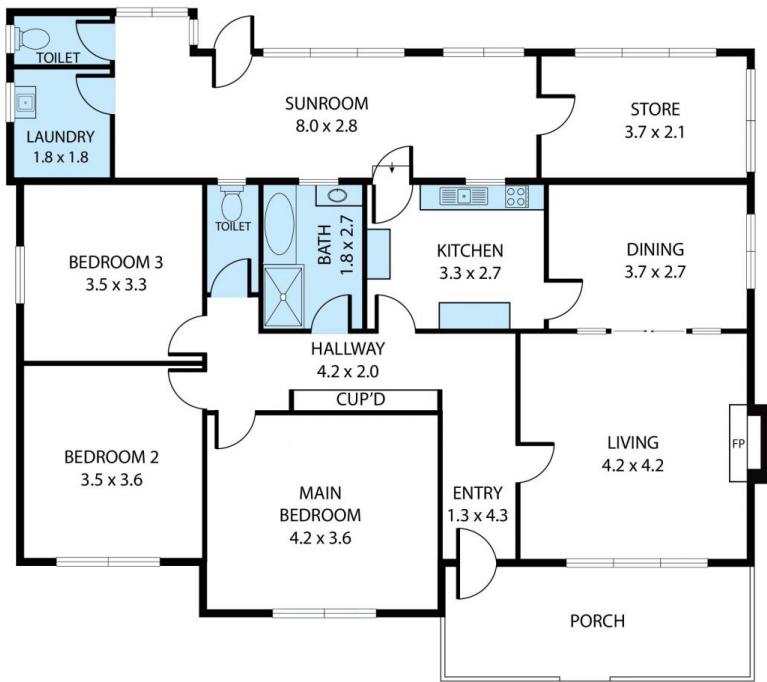
- Three large bedrooms with stand alone cupboards, main with window mounted air-conditioner
- Period kitchen with original wood burning stove
- Bathroom with bathtub and separate shower
- Two toilets
- Lounge room with slow combustion wood fire and window mounted air-conditioner
- West facing sleep out and sunroom
- 1820 square meter block with side road access
- Manicured gardens



**Rosie Fairfield-Smith**  
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**Richard Fleming**  
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9 Woolrych Street, Harden 2587

TOTAL APPROX. FLOOR AREA 148 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.

**Flemings**