



## Spacious living in a fantastic location

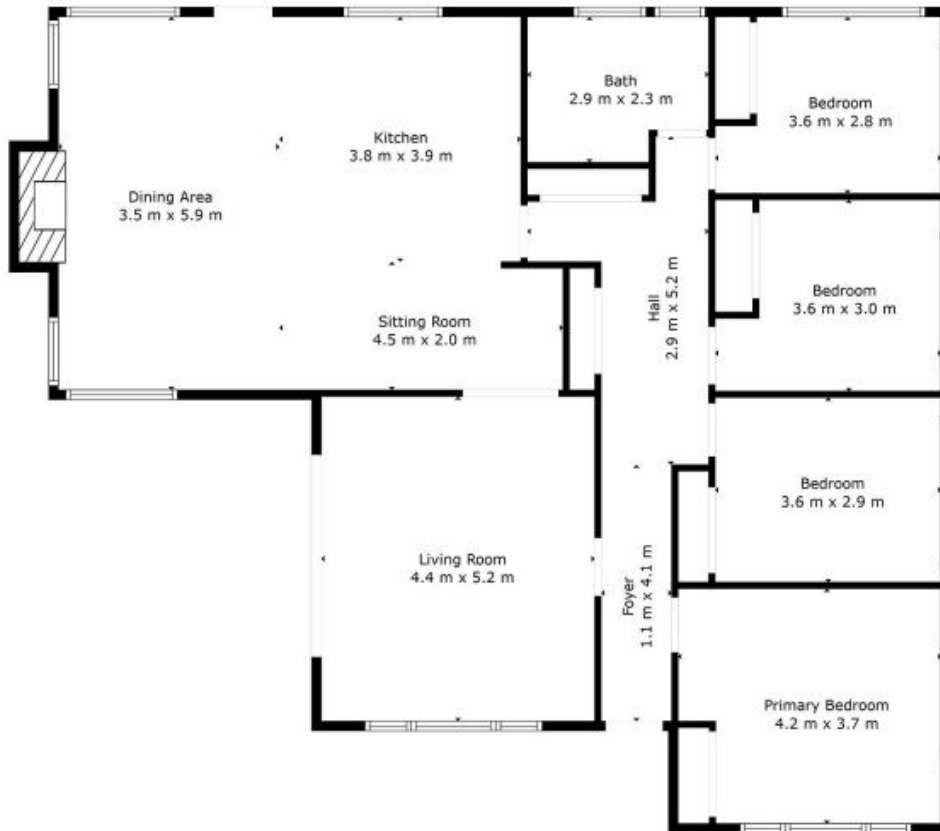
Ideally situated between the main street of Howlong and the tranquil Murray River - just 100 meters away - this home boasts both convenience and space. Enjoy the best of both worlds with local amenities at your doorstep and the peaceful allure of the river just moments away.

Additional features include a separate laundry, evaporative air conditioning, and ducted gas heating.

With its fantastic location, spacious interior

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**TOTAL: 143 m<sup>2</sup>**  
FLOOR 1: 143 m<sup>2</sup>  
EXCLUDED AREAS: FIREPLACE: 1 m<sup>2</sup>

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

**Moloney**  
REAL ESTATE

4 Pell Street

Howlong, NSW

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