

**1-3 Campbell Street, Aberdeen, NSW 2336**

**WARBURTON**

**House For Sale**

Wednesday, 7 February 2024

**1-3 Campbell Street, Aberdeen, NSW 2336**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1925 m2**

**Type: House**



Dominic Pike  
0459433039



Sandy Warburton  
0418411316

## Buyer Guide \$540,000 - \$560,000

Perched proudly atop of the street with stunning regional views you'll find this truly unique property offering both freestanding home and a like new van house whilst being within 1.2km to Schools, CBD and Sports Club

**Main House:**

- Three generous bedrooms all with built-in wardrobes, ceiling fans and two with split system air-conditioner
- Renovated kitchen with breakfast bar, ample storage and views over rear alfresco
- Living room includes large split system air-conditioner and slow combustion wood heater
- Dining opens off kitchen onto rear alfresco bringing the outdoors inside
- Bathroom includes shower and tub with separate toilet
- Oversize hallway allows ease of access to all spaces
- Expansive alfresco includes insulated roof and zip-track blinds with stunning 180 degree outlook
- Alfresco also features inbuilt swim spa with jacuzzi
- Front porch enjoys the low maintenance private front yard space

**Van House:**

- One bedroom with ensuite
- Combined living, dining and kitchen with split system air-conditioner
- Fully insulated, connected to sewer, 2x 15amp power, water via hose and bottle gas for HWS & cooktop
- Small rear alfresco
- Slides to half size, standard trailer connection and can be ready to roll within two hours

**Other Property Features:**

- New steel fencing to property including two separate yards
- Chook shed on concrete floor (chooks can be purchased as part of sale)
- 10x6m (approx.) double shed with power, water and its own HWS
- Laneway access to lower yard/shed
- Sizable land holding with scope to improve/make your mark
- Irrigation system to established and maturing garden/trees