

10 Werrigal Street, Wongarboon, NSW 2831



Sold House

Friday, 18 August 2023

10 Werrigal Street, Wongarboon, NSW 2831

Bedrooms: 5

Bathrooms: 2

Parkings: 10

Area: 1 m2

Type: House

\$972,000

Discover your family's dream lifestyle at this exquisite acreage property, located just a stone's throw from the heart of Wongarbone and set on a generous 2.5-acre block, this 2005 built, five-bedroom, two-bathroom home offers the perfect blend of space, serenity and modern amenities. Positioned just 1km from Wongarbone Public School and a mere 19km from the bustling city of Dubbo, this lifestyle property offers an unparalleled level of convenience. The open plan kitchen, living and dining area boasts a wood heater, ceiling fans, reverse cycle split system and stunning pitched ceilings - ensuring a comfortable and inviting atmosphere all year round. The modern kitchen comes complete with an electric stove, wall oven, dishwasher and island bench with breakfast bar. Throughout the freshly painted home, you'll find durable and stylish vinyl laminate flooring and a zoned ducted reverse cycle system. An office is located off the back verandah with a reverse cycle split system providing the perfect space for work or study, while security cameras ensure peace of mind around the property. Outside, you'll find a decked front verandah, as well as a large, fully enclosed timber decked back verandah with aluminium mesh screens and ceiling fans - perfect for enjoying the peaceful surrounds. In addition, you have a four-bay carport next to the house, fit out with power and lighting; four rainwater tanks with a total of approximately 75,000L capacity; town water supply and septic system. The property is fully fenced with a fully enclosed backyard, two fenced paddocks, chook yard, veggie garden and fruit trees for the green thumb of the home. The spectacular 6 bay 35m x 15m x 5m high shed and abundance of land offers a rare opportunity for business owners who are seeking the benefits of space, storage and functionality to run their business from. Inclusive of a 1-bedroom studio with its own shower, toilet, kitchenette and reverse cycle split system. The well fit out shed also offers a his and hers toilet block, rumpus area, bar with timber top, workbenches, loft storage, an 8kw solar system with 10kw inverter, shelving throughout, remote keys for roller doors and three-phase power on the block. This beautiful property offers a unique opportunity for the perfect family/work life balance with it all at your fingertips, a lovely family home, plenty of space for the family and pets and a massive shed with an excellent fit out, don't miss the opportunity to make 10 Werrigal Street your family's forever home - contact Jim Kelly today to arrange a viewing. AUCTION: 10am Wednesday 30th August 2023, Western Plains Cultural Centre Dubbo and online via Realtair INSPECT: By appointment CONTACT: Jim Kelly 0428 283 857 Disclaimer: The above information has been provided to us by the Vendor. We do not accept responsibility to any person for its accuracy and do no more than pass this information on. Interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate.