

**13 Sullivan Avenue, Wagga Wagga, NSW 2650**



**House For Sale**

Wednesday, 27 March 2024

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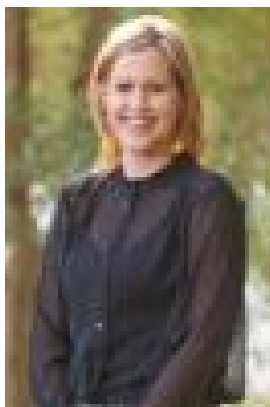
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 6**

**Area: 701 m2**

**Type: House**



Cassie Sheahan  
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**\$759,000**

Nestled in the vibrant heart of Wagga Wagga, 13 Sullivan Avenue is an exquisite home, boasting charm and character across a generous 701.9 square metre allotment. This delightful residence features 2 well-proportioned bedrooms, each with built-in robes, and a versatile 3rd bedroom/study or office space-perfect for the modern professional. At the heart of the home is a thoughtfully designed kitchen equipped with gas cooking, a dishwasher, and a seamless flow to both the dining area and a separate formal lounge, ensuring privacy and ease for family living. Polished timber floorboards, high decorative ceilings, and three reverse cycle split systems enhance the comfortable ambience throughout the home. Entertain in style with a sprawling decked area, inviting endless summer barbecues and alfresco dining. For security-conscious residents, the property also benefits from a wi-fi security system. The standout feature for motoring enthusiasts or hobbyists is the extensive parking provision-a lock-up carport with an electric roller door opens to an enormous shed with room for up to five cars, and a powered workshop adds the finishing touch. This property is set amid manicured, low-maintenance gardens with an in-ground irrigation system, blending practicality with aesthetic appeal. 13 Sullivan Avenue, Wagga Wagga is a true gem that caters to every family's needs while exuding elegance and warmth. Rates: \$2,396.57 p.a. Land: 701.90 sqm Rent: \$570/wk until November 2024