

**14 Anderson Street, Wards River, NSW 2422**



**House For Sale**

Saturday, 4 May 2024

14 Anderson Street, Wards River, NSW 2422

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 1012 m2**

**Type: House**



Greg Wall

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Kristy Markham

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**\$435,000**

Perfectly positioned in a quiet village setting is this neatly presented country cottage. Set on a spacious 1012sqm (1/4 acre) block this home will suit first-home buyers seeking to enter the market, tree-changers looking for a new outlook and investors seeking an excellent rental property to take advantage of a strong market where demand exceeds supply. This light filled cottage is neatly presented and ready to move into with nothing to spend, or provides huge potential for those looking for a home to modernise or renovate. Located at Wards River, on the eastern edge of Barrington Tops National Park. Take the short 20 minute drive north to Gloucester or south to Stroud for a variety of schools, shops, services and sporting facilities. The major regional hub of Raymond Terrace is 50mins away. Features: • 3 generous size bedrooms • Spacious open plan lounge room opening onto front veranda • Reverse cycle air conditioning • Separate dining room • Well-appointed country kitchen with electric stove/oven • Neat main bathroom with shower, toilet & vanity plus a second toilet • Near level block with established gardens • Large carport plus a garage For more information or to book an inspection contact Kristy Markham on 0408643328 Disclaimer: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Interested parties should make their own enquiries to verify the information contained in this document.