

**18 Sullivan Avenue, Wagga Wagga, NSW 2650**



**House For Sale**

Saturday, 16 December 2023

18 Sullivan Avenue, Wagga Wagga, NSW 2650

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 701 m2**

**Type: House**



Anthony Ivey  
0428601691

**\$599,000**

Introducing a charming family home in a highly sought-after location. 18 Sullivan Avenue; a delightful 3-bedroom, 1-bathroom home and offers the perfect blend of comfort and convenience, ideal for first-time homebuyers or growing families looking to settle in a tranquil, yet accessible area. Nestled within the Wagga Wagga hospital precinct, this residence boasts long-term tenants on a periodic lease. The property offers three generously sized bedrooms, ensuring ample space for the entire family. The light-filled living area offers a welcoming ambience, perfect for relaxation and entertaining alike. The functional design kitchen is equipped with a good workspace and meals area, ideal for whipping up family feasts or hosting intimate gatherings. The ducted gas heating and evaporative cooling systems ensure year-round comfort, while the good-sized secure rear yard provides a safe space for children and pets to play. Entertaining is a breeze with the covered outdoor area, perfect for alfresco dining or summer barbecues. The single lock-up garage offers convenient and secure parking, with room for additional off-street parking. Set on an expansive 701.9 square metre land size, this property presents a unique opportunity to secure a piece of Wagga Wagga's thriving real estate market. Don't miss your chance to call 18 Sullivan Avenue your new home. Rates: \$2,396.57 p.a. Land: 701.9sqm