

**208N Derby Street, Walcha, NSW 2354**

Laing+Simmons

**Sold House**

Tuesday, 17 October 2023

208N Derby Street, Walcha, NSW 2354

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 2150 m2**

**Type: House**

**\$460,000**

At 208n Derby St, Walcha, lies a delightful and well-presented three-bedroom home, perfect for first-time buyers, investors and families alike. This deceptively large property offers a generous living space and a host of modern conveniences, all within a sought-after location and sitting on a massive 2150 square meter block. Step inside this lovely house and discover a large, open plan living, dining and kitchen area that creates a warm and welcoming atmosphere. The generous kitchen comes complete with a dishwasher and electric cooking, while its clever design allows you to keep an eye on the children playing in the backyard. Adjacent to the kitchen, you'll find a light and airy sunroom which opens onto the spacious yard, featuring secure fencing and a paved barbecue area – perfect for hosting friends and family. The property boasts three comfortable bedrooms, two of which include built-in wardrobes. Stay comfortable year-round with the large wood heater and reverse cycle air-conditioner, both of which have been included to keep this house cosy through even the coldest Walcha winter. Despite being such a spacious block, this low maintenance property is just a two-minute walk from Walcha's bustling main street. The well-kept garden offers established shade trees, creating a tranquil and serene outdoor space for you to enjoy. Additional features of this fantastic home include an internal laundry, a single lock-up garage with a workshop, and fresh paint and updates throughout the entire property. Don't miss out on this exceptional opportunity to secure your own piece of Walcha real estate. Ideal for both families and investors, 208n Derby St is a must-see property that is sure to impress. Disclaimer: We have obtained all information from sources we believe to be reliable, however we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.