

**31 Watt Road, Falls Creek, NSW 2540**



**House For Sale**

Thursday, 6 June 2024

31 Watt Road, Falls Creek, NSW 2540

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 5**

**Area: 2 m2**

**Type: House**



Ashleigh Beaufile  
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## AUCTION

In the heart of Falls Creek, amidst the sprawling landscape, lies a hidden gem awaiting discovery. The upcoming auction presents an unparalleled opportunity for adventurous souls and savvy investors alike. While the property has faced neglect and wear over time, its potential shines brighter than ever. Nestled on 2.4ha, this estate boasts more than meets the eye. Main house comprises: \* full-length front and rear verandah \* 4 bedrooms, 3 beds with built-in robes, master with walk-in robe and ensuite \* kitchen overlooking rear yard, electric cooking, pantry and single linen press \* large dining / family room off kitchen \* separate lounge room and formal dining \* oversized bathroom, double vanity, large shower and corner bath \* external laundry and storage completes the home. Granny flat accommodation includes: \* one bedroom, study area \* kitchen / dining combined \* large separate living room \* bathroom complete with W.C and shower area. \* double carport area \* attached to further storage rooms. Large Colorbond 5-bay shed including: enclosed 3 garages, private storage room & carport to one end of the shed. Finishing off the yard is an enclosed dog kennel. Admittedly, the house has seen better days. Yet, for those with a flair for renovation and restoration, this is a canvas brimming with potential. From updating the interior to revitalizing the façade, every improvement made brings you one step closer to realizing your vision. With creativity and determination, the once-trashed house can be reborn into a symbol of its former days. Mark your calendar for 11am on Saturday 22nd June 2024 and prepare to embark on a journey of discovery. The auction promises to be an event filled with excitement and anticipation as bidders compete for the chance to claim this diamond in the rough. Whether you are an experienced investor, a first-time buyer, or simply an enthusiast of rural living, all are welcome to participate in the extraordinary opportunity. Inspections will commence Saturday weekly leading into the Auction with alternate open home inspections on the Wednesday's and Thursday's commencing from the 6th of June 2024 - Keep an eye out for inspection times.