

**32 Nancarrow Lane, Wellington, NSW 2820**

**Raine&Horne.**

**House For Sale**

Saturday, 4 May 2024

32 Nancarrow Lane, Wellington, NSW 2820

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 627 m2**

**Type: House**



Gary Francis  
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## **\$430,000 - \$460,000 Budgets Sought**

Welcome to this inviting residence that would be ideal for both comfortable family living and astute investment potential. Step into the heart of the home, where a contemporary kitchen awaits strategically positioned to serve the main living room and dining area. Equipped with modern conveniences including a natural gas cooktop, range hood, oven and dishwasher. It also boasts ample bench and cupboard space. Continuing through the hallway from the lounge room discover the well-appointed bedrooms each featuring built-in wardrobes and ample space to accommodate Queen-sized beds. Positioned conveniently adjacent is the main 3-way bathroom that has a shower recess, bathtub, separate vanity area and WC. A master bedroom is at the end of the hallway, offering a walk-in wardrobe and ensuite bathroom adding an extra touch of convenience to this already desirable home. Nestled in a low-traffic locale the home is currently tenanted at \$400 per week, representing an attractive investment opportunity or can be purchased to move into and start enjoying. Call Gary Francis on 0428 459 830 for further information.\* Images reflect properties at the time when the photos were taken or in some cases at an earlier point to accommodate the privacy of the tenant or owner. Seasonal changes & maintenance can affect the current presentation and prospective purchasers are urged to use them as a guide only.