

**37 Warri Street, Ardlethan, NSW 2665**

M.F. Brennan & Co.

**Sold House**

Friday, 17 May 2024

37 Warri Street, Ardlethan, NSW 2665

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1000 m2**

**Type: House**



Terry O'Rafferty  
0269771000

**\$175,000**

Located in the tranquil township of Ardlethan, this quaint home features:-3 large bedrooms, 1 with built-in-Outside studio room (adjoins house)-Loungeroom with split system AC-Kitchen with pantry and electric stove-New bathroom with shower recess, bath, vanity and toilet-2nd toilet-2 carports-Workshop and garden shed-Rear patio area-Lovely roomy yard with gardenArdlethan is a quiet township 40 minutes from Temora and 1 hour from Wagga Wagga or Griffith. A good commercial centre exists including a supermarket, hairdresser, post office, electrical retailer, rural merchandise store, wool store, garage, hotel, motel and bowling club. Vendor looking for a quick sale to finance another purchase. \$185,000. "We have obtained all information in this document from sources we believe to be reliable, however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations".