

# 43 Gragin Road, Warialda, NSW 2402



## Lifestyle For Sale

Monday, 15 April 2024

43 Gragin Road, Warialda, NSW 2402

**Bedrooms: 5**

**Bathrooms: 2**

**Area: 1 m2**

**Type: Lifestyle**



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**\$595,000**

Are you yearning for the tranquillity of country living while still having all the convenience of in-town amenities? Look no further than 43 Gragin Road, Warialda. Boasting 5 generously sized bedrooms, 2 bathrooms and multiple living areas, this home is sure to impress. Key Features:

- The perfect blend of town and country: Located within easy reach of town, this property strikes the perfect balance. Need groceries? Want to escape to the local café for a cuppa? No problem, town is close by. When it's time to return home, you'll be surrounded by the great open skies.
- Family-friendly layout: The heart of this home is the large living area – a place where laughter echoes and memories are made. Imagine family dinners in the spacious open plan kitchen/dining and cozy movie nights in the lounge. With 5 bedrooms, this house has room for everyone.
- Acreage with opportunities: Boasting approximately 2.7 acres, the property incorporates a huge, fully fenced vegetable garden with shade cloth covering over sides and roof and a watering system (using bore water) in place. There is also a small stock proof paddock with water and several established fruit trees. The opportunities for market gardening are endless.
- Sheds galore – unlock your creative pursuits: On the block is a large 40ft container with power and an attached covered insulated annex. Also included is a stock shed, 3 bay tractor/carport, concrete garage with mains/solar power connected and an undercover carport close to the house. Whether you're restoring furniture or like to tinker with projects, this property is waiting for you.
- Power & Water: This property boasts a large 6.64kW solar system with a 9.6kWh battery storage. The solar panels see a huge amount of sunlight, and the vendor's energy bill is in substantial credit. The home has the added benefit of being connected to mains power. Lack of water is no issue, with a bore, rainwater tanks and town water all connected.
- Year-round comfort: Enjoy a wood fire and split system air conditioning, ensuring your comfort, every month of the year.
- Bright & Energy Efficient: This residence boasts not one, but four strategically placed skylights, reducing the need for artificial lighting during the day.

- Additional features include: carpet in all bedrooms, polished floorboards throughout living/hall areas, electric hot water system, gas stovetop, wooden floorboards, walk-in pantry and island bench in the kitchen, built-in wardrobes in bedrooms. All care has been taken in compiling this information sheet, but it is prepared on instructions and details supplied by the vendor, for whom we act as agents only. We cannot accept any responsibility for errors or omission (if any). Intending purchasers should satisfy themselves as to the correctness of these particulars.