

44 & 44A The Esplanade, Wagga Wagga, NSW 2650



Other For Sale

Monday, 3 June 2024

44 & 44A The Esplanade, Wagga Wagga, NSW 2650

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: Other



Cassie Sheahan
0409032712

Expressions of Interest

Only a stones throw to the lagoon and within walking distance to parklands, cafes, local restaurants and Wagga's CBD this quality renovated duplex offers the best of modern convenience coupled by heritage charm. Situated on two separate tiles with the option to purchase one or both; an ideal investment or easy care home with the convenience of a low turnover central investment next door. Key property Aspects and Features include:- Each Villa includes two bedrooms both with built-ins, spacious living areas, combined dining and kitchen space complete with modern bathrooms and laundry/mudroom.- Modern kitchens include ample storage, caesar stone benchtops & breakfast bench- Convenient study nooks in dining space- Ducted evaporative cooling throughout and gas heating for year round comfort- Two existing tenancies in place, paying \$430/wk each, with a rent potential of \$510/week- Rear lane access with single garages allocated- Each villa showcases a similar floorplan with functional living spaces- High ceilings, picture rails, polished timber floorboards throughout- Deep set sash windows, old fireplace hearths and- Separate & private low maintenance yards with outdoor covered alfresco. Uniquely placed in a prominent location and boasting ample scope for the next homeowner. This is an opportunity to secure your own piece of Central Wagga's historic charm. Expressions of Interest (close 11am, 18th June 2024)