

**45 Gordon Street, Woolgoolga, NSW 2456**



**House For Sale**

Friday, 14 June 2024

45 Gordon Street, Woolgoolga, NSW 2456

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 670 m2**

**Type: House**



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## **\$975,000 Price Guide**

Nestled in the vibrant heart of Woolgoolga, this property offers a unique blend of comfort, convenience, and potential that is sure to captivate owner occupiers and savvy investors. Entering on the upper level of the home, you'll discover a modern kitchen, along with the living and dining area. This level is also equipped with three generously sized bedrooms and the main bathroom. The lower level offers a flexible second living area, ideal for a family room, home office, or guest suite, providing the perfect space for relaxation, work, or accommodating visitors. This floor also includes the laundry and a second toilet and shower, enhancing the home's functionality and comfort by adding extra convenience for busy households. The property has a double garage with laneway access to the rear of the block, offering both convenience and versatility. For those with a vision, the garage could be transformed into a luxurious master suite complete with an ensuite, elevating the home's value and appeal. The generous yard space also provides ample room to construct a double shed or create a beautiful garden oasis. While the house has had renovations and is move-in ready, it presents a wonderful opportunity for further improvements. In a market where location and potential are paramount, this Woolgoolga property stands out as a rare gem. Whether you envision a comfortable family home, an exciting renovation project, or an investment opportunity, this property is ready and able to tick the boxes. Located in Woolgoolga's bustling town centre, 45 Gordon Street offers unparalleled access to local amenities. Enjoy a short stroll to pristine beaches, charming cafes, and vibrant shops. Excellent schools and community facilities are within easy reach, making this location perfect for families seeking both convenience and lifestyle. Land size: 670 sqm approx. NBN: Yes Council Rates: \$3,636 annually Disclaimer: We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.