

**5/36 Fitzroy Street, Wardell, NSW 2477**



**Villa For Sale**

Thursday, 14 March 2024

5/36 Fitzroy Street, Wardell, NSW 2477

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Villa**



Shane Tasker  
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## **Price Range \$400,000 - \$440,000**

Located in beautiful Wardell, just 8 minutes to Ballina and 4 minutes to stunning Patches Beach! This charming villa enjoys a spacious garden with rear yard access including the large high roof 6x3 freestanding garage, perfect for a boat, trailer or large vehicle. Ideally situated in an elevated flood free location the property is a short stroll to all the town has to offer. Inside, you will find a inviting living room, dining area, and kitchen with good bench space, the two good sized bedrooms include built-in robes. The property also boasts air conditioning, an alarm system for added security, internal access from the garage and a money saving 6.6kw solar system. Enjoy the peaceful surroundings of Wardell from the comfort of your backyard, complete with a great covered outdoor entertaining area, garden shed and a paved walkway. This property is a fantastic opportunity for first home buyers, investors, or those looking to downsize.