

5 Egan Street, Ardlethan, NSW 2665

McGrath

House For Sale

Tuesday, 14 May 2024

5 Egan Street, Ardlethan, NSW 2665

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 2485 m2

Type: House



Sophie Litchfield
0487694450

\$215,000

Discover the charm of village life at 5 Egan Street, Ardlethan. This quaint 3-bedroom cottage home invites you into an open-plan living, dining, and kitchen area, perfect for cozy gatherings or peaceful solitude. Nestled on a generous block, the property boasts three comfortably sized bedrooms and a main bathroom tucked away at the rear of the house for added privacy. Outside, a spacious shed awaits at the rear of the property, offering ample storage or workspace, complemented by convenient rear lane access. Ardlethan is just a short distance from key regional centers, with Griffith a mere 85km* away, Wagga Wagga 103km*, and West Wyalong 70km*. Potential rent: \$270.00 - \$290.00 per week. Ideal for retirees seeking tranquility, first-home buyers looking for a slice of country comfort, or investors eyeing potential, this home offers versatility and charm in equal measure. For further details or to arrange a viewing, reach out to Sophie Litchfield at 0487 694 450. *All of the information contained in this document is from sources the Agent and Vendor believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations*