

**6 Nancarrow Lane, Wellington, NSW 2820**

**Raine&Horne.**

**House For Sale**

Tuesday, 23 January 2024

6 Nancarrow Lane, Wellington, NSW 2820

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 948 m2**

**Type: House**



Gary Francis  
0428459830

## **Auction - Buy now option activated**

Masking a spacious interior is this homes petite and charming weatherboard exterior, you could even call it a Wolf in Sheep's clothing. If you have a budget \$260,000 to \$275,000 then here is your chance to purchase an all seasons home that offers charm, character & a contemporary flavour, giving you the best of both worlds and is currently tenanted for \$290 per week. The seller has advised that over the years the plumbing and wiring have been updated which are things that you won't see on the surface but are an important consideration in the buying process. A big advantage of these period homes is how well contemporary decor can further lift the homes appearance without compromising the charm & character from the era. The floor plan flows very well in this family home with each bedroom being off the entrance hallway (each around 4mtrs x 4mtrs in area) then flowing through to the lounge-room which is approximately 4.5 mtrs x 6 mtrs in area. Exiting the lounge-room you enter the large dining or family room that is adjacent to the sizable kitchen with its natural gas stove plus a Mayburn wood fire cooker & a sizable pantry nearby. The bathroom has a bathtub & separate shower recess while the w.c is separate. High ceilings, polished floorboards accentuate the period character while track lighting & a large French door accentuate the modern feel of this home. Some photos are marked virtual furniture which are from a previous era and used to show size only. Set on well established grounds some 948 square metres in area with carport, garage and garden sheds with a side driveway that features an extending gate to allow caravans & wide trailers onto the property. Here is your perfect opportunity to enter the property market with this affordable investment or first home. For further details call Gary Francis on 0428 495 830.\* Images reflect properties at the time when the photos were taken or in some cases at an earlier point to accommodate the privacy of the tenant or owner. Seasonal changes & maintenance can affect the current presentation and prospective purchasers are urged to use them as a guide only.