

**60 Boundary Street, Wee Waa, NSW 2388**



**House For Sale**

Saturday, 25 November 2023

60 Boundary Street, Wee Waa, NSW 2388

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 3**

**Area: 1100 m2**

**Type: House**



Kim Rozendaal

**\$320,000**

This unique weatherboard home has the raked roof and low-line shape characteristic of the mid-century home and is a steal at \$320,000. It has fabulous decks front and back for flexible, outdoor, family living and is situated on a spacious fully fenced 1100 sqm block, with beautiful established gardens - there is little that needs to be done to this property! The home is open-plan with a well-appointed kitchen with plenty of storage and the bedrooms are generously sized. This property offers the following:

- Spacious front verandah, with a decorative railing and 2 cafe blinds, overlooking the landscaped front garden.
- The front open plan, light-filled lounge and dining area come with a gas outlet, a split system, and evaporative air conditioning throughout. This space had direct access to the front verandah.
- The kitchen comprises an electric wall oven, and stovetop, (rangehood not working), an island bench, a double sink, a dishwasher, and a pantry. There is additional space for a second dining table.
- Separate storage room/pantry with room for two fridges.
- The large laundry room can also be converted into a second bathroom.
- The main bedroom is double in size with carpet, a split system, built-ins, and a ceiling fan.
- Bedroom two is carpeted with blinds and a ceiling fan.
- Bedroom three is carpeted with blinds, built-ins, and a split system,
- Bedroom four is carpeted with built-ins, a gas outlet, blinds, and a ceiling fan.
- The family bathroom is tiled and accommodates a bath, vanity, shower, and a separate toilet.
- The kitchen opens onto a well-proportioned, undercover deck at the rear of the home.

Additional Features:

- Solar (18 panels), with three-phase power and a large safe.
- Secure, double carport on a concrete slab, with high clearance - to accommodate a caravan.
- Insulated, lock-up single garage on a concrete slab with roller door.
- Rainwater tank that feeds into the kitchen.
- Paved firepit/BBQ area and a garden shed.
- Established garden and veggie patch with timers and hoses.
- The backyard has a Colorbond/wood fence and a clothesline.

Rates: \$2400 p/a  
60 Boundary Street is located in a desirable location in Wee Waa. Positioned close to schools, shops, everything you need is just a short distance away. Don't miss out on this fantastic opportunity to own a beautiful home - contact us today to arrange a viewing and make this property yours!!