

**71 FOX STREET, Wagga Wagga, NSW 2650**



**House For Sale**

Thursday, 13 June 2024

**71 FOX STREET, Wagga Wagga, NSW 2650**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 505 m2**

**Type: House**



Holly Newbigging

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## EXPRESSIONS OF INTEREST

Situated on one of Wagga Wagga's exclusive streets, this red brick home in Central Wagga Wagga offers tremendous potential to renovate and create your dream home, just steps from the bustling CBD and the beautiful Collins Park. Featuring wide hallways, high ceilings, and polished timber floors, the home exudes unique character and offers the convenience of rear lane access. This property embodies the essence of living in Central Wagga Wagga. While it is currently livable, it presents the perfect opportunity for renovation and extension, allowing you to shape the ultimate family haven. Don't miss this unique chance to claim your dream residence in a location that promises long-term rewards. This property is for genuine sale by Expressions of Interest, closing 11am 12th July 2024. An offer may be accepted on the property prior to the conclusions of the EOI process. FEATURES INCLUDE: LIVING AREAS Polished timber floors Separate lounge dining area Sleep out KITCHEN Functional kitchen Gas cooking Dishwasher BEDROOMS Good sized bedrooms BATHROOM Functional bathroom 2nd toilet CLIMATE CONTROL Ducted evaporative cooling Ducted gas heating STORAGE / CAR ACCOMMODATION Single garage/Shed Rear lane access OUTDOORS Good sized enclosed yard LAND SIZE: 505 m<sup>2</sup> LAND RATES: \$3,061 pa\* All information contained herein is gathered from sources we believe to be reliable, however, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.