

**79 Wandary Lane, Forbes, NSW 2871**

**CENTURY 21**

**House For Sale**

Monday, 13 May 2024

79 Wandary Lane, Forbes, NSW 2871

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 8549 m2**

**Type: House**



Tara Kelly

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## NEW TO MARKET

PREVIEW - "CARRAWONG" Welcome to this charming property conveniently located on the edge of town, in close proximity to the peaceful Lachlan River. "Carrawong" has a peaceful, quiet feel about it, the perfect spot to unwind and escape to serenity. Situated on a generous land size of 8549m<sup>2</sup>, this well-maintained home offers a perfect blend of comfort and privacy. Features include:- Three comfortable bedrooms with floor to ceiling built in wardrobes- Inviting kitchen with walk in pantry, Eugowra granite benchtops, large fridge space, pyrolytic oven with induction cooktop with flued rangehood, deep porcelain double basin farmhouse sink, all underbench drawer storage, & dishwasher - Spacious dining/living areas leading to the versatile enclosed verandah - Tiled light filled sunroom off the kitchen, faces west, beautiful spot to sit in winter and spring when the wisteria is in bloom. Enclosed sitting room on the east capturing the morning sun.- Polished timber floorboards throughout hallway, living/dining and 3rd bedroom/office - Bathroom includes granite top vanity, walk in shower and separate bathtub. Note underfloor heating in bathroom and laundry room.- Reverse cycle split systems for each bedroom and the main living area plus wood heating.- Shaded front & back verandahs - Hobby/storeroom including shelving with hot & cold water connection - Exterior weatherboards updated approx 5 years ago, along with insulation in all external walls and new verandah roofing.- Double carport fit for a caravan and/or larger vehicle parking - New bore & pump, with good quality water, plus 2x rainwater tanks, septic - Crown land driveway access to Lachlan River- Paddock and little shed, surrounded by good shade trees, ideal for larger pets or hobbies.- 8549 sqm land offers endless possibilities for outdoor activities, gardening, or simply enjoying the serene surroundings Don't miss the opportunity - Contact Tara Kelly 0418 465 407 today to arrange a viewing and start envisioning your dream life in this lovely home.