

**89 Single Street, Werris Creek, NSW 2341**



**Sold House**

Sunday, 24 March 2024

89 Single Street, Werris Creek, NSW 2341

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1037 m2**

**Type: House**



Liz Morris

**\$365,000**

Located in the heart of Werris Creek, this robust three-bedroom brick home presents a remarkable opportunity for investors and families alike. Standing on a generously sized 1037m<sup>2</sup> block (approx), it offers the perfect canvas for those looking to infuse a property with their personal touch. While it may require updating, the solid construction and spacious layout of this residence promise endless potential to transform it into a contemporary haven or maintain its classic charm. Ideal for those valuing space, comfort, and the promise of creating lasting memories, this property is not just a house but a foundation for a future home. Featuring: -Three bedrooms with ceiling fans throughout, two of which include built-in wardrobes. -Main bedroom features a security remote block out awning, perfect for shift workers alike or those just wanting extra security. -The generously sized living area offers a warm welcome to guests and features a split system air conditioner. -The kitchen is designed for practicality, offering ample cupboard space and seamless interaction with guests in the dining room. -The bathroom is spacious and well-maintained. It features a separate toilet, making the layout practical for families. -Well maintained evaporative cooler with ducts throughout the home -This property features a fantastic undercover entertaining area, with the yard cleverly divided into two sections. You can easily create a low-maintenance yard with additional storage area that is private or consider removing the current fence to merge the sections into one large backyard. This larger space could be ideal for a potential shed (subject to council approval) or even for a fun family game of cricket. -Single remote control garage This property stands as an exceptional opportunity for those looking to infuse a living space with their essence and flair. With its sturdy build, functional design, and ample outdoor area, it beckons families, professionals, and anyone in between who dreams of a space that can evolve with them. Whether you're drawn to its potential for customization, its welcoming layout, or the promise of countless memories to be made, this home extends an invitation to start a new chapter. If you are an investor, Werris Creek is known for its great rental yield with approx. rent in the vicinity of \$365pw.