

19 James Hibbens Avenue, Wee Waa, NSW 2388



House For Sale

Sunday, 23 June 2024

19 James Hibbens Avenue, Wee Waa, NSW 2388

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 841 m2

Type: House



Jenny Jones
0428495127

\$180,000

This two-bedder is a bit of a plain Jane on the outside, but it has had some work done inside. It is a fabulous opportunity if you are looking for your first home, and with some work outside and maybe the addition of a deck you could increase both your living space and home value! Alternatively, with this cheap purchase price, this home would make a perfect investment. It was returning a very healthy gross rental yield of 8.69% until recently. • The living/kitchen area is open plan with new wood-look flooring throughout. • The lounge and dining area has a wood fire in the corner for winter warmth. • The new kitchen has unique custom-made wood and mesh cupboards, wood backsplash and an electric oven and rangehood. This area also incorporates a laundry with a tub and room for a washing machine plus outside access. • There is a tiled bathroom with a shower over bath, vanity and toilet. • There are two carpeted bedrooms, one has open shelving. • The hallway has a storage cupboard. • Freshly painted throughout. • Outside there is plenty of yard space with secure fencing around the property. • There is a garage/shed at the rear of the property accessed via a driveway down the side of the home. • Was rented at \$300 p/w until the 10/6/24 - now vacant. • Rates \$694/qtr. These low-priced homes sell very quickly in Wee Waa, so secure your inspection today by phoning Jenny Jones on 0428 492 517.