

**28 Athol Street, Turvey Park, NSW 2650**

**House For Sale**

Friday, 29 March 2024

28 Athol Street, Turvey Park, NSW 2650

**Bedrooms: 4**

**Bathrooms: 3**

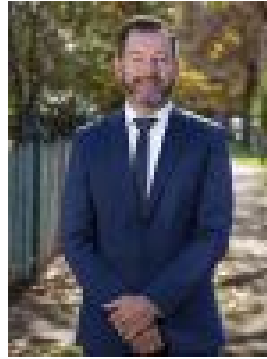
**Parkings: 2**

**Area: 1037 m2**

**Type: House**



Paul Gooden  
0418967982



Brendan Madigan  
0401504959

## **Auction**

Auction Location: 28 Athol Street, Turvey Park-on site. The owner of 28 Athol Street has said SELL. He wants funds for the next project. Accordingly the reserve price for this auction is rock bottom. There will be no vendor bid, and the reserve price will not be increased during the auction. This is your chance to buy an outstanding, fully renovated property, in a premier street, only minutes from central Wagga and the Medical precinct at whatever you think it's worth. A contract of sale is immediately available, so register to bid as soon as you can. - genuine 1/4 acre allotment with expansive secluded shedding-great for a home business- super sized bedrooms, two having brand new ensuite bathrooms- huge lounge room with picture window view of Wagga city below and loads of natural light- formal entry reveals a wide and generous central hallway that sets an impressive expectation- brilliantly designed outdoor area incorporating a substantial wood fire and provision for TV- extra large garage interconnected to a cavernous undercover area which has myriad applications- old world front verandah, north facing and capturing winter sun and extensive views- quality floor coverings including Australian hardwood floors and modern loop pile carpets- secure and spacious rear yard allows plenty of options for an in-ground swimming pool This is an opportunity for any homebuyer who craves space, quality and location. Boasting 295 m<sup>2</sup> living space under roof and 128 m<sup>2</sup> of garaging available, the possibilities are limitless. Call Brendan Madigan or Paul Gooden to arrange your inspection. All of the information contained in this document is from sources the Agent and Vendor believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.