

# 3/35 Higgins Avenue, Wagga Wagga, NSW 2650

## House For Sale

Wednesday, 10 July 2024

3/35 Higgins Avenue, Wagga Wagga, NSW 2650

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 125 m2

Type: House



Ryan Smith  
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Bee Anderson  
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**\$399,000**

Absolutely brilliant investment property in a highly sought after central location. Surprisingly spacious with big living space, two oversized bedrooms both with BIR's, great sized kitchen which has been updated a few years ago and a modern bathroom. Single carport. This unit is peacefully located on the ground floor, with plenty of natural light flowing through in a complex of only 4 units. Currently leased until November 2024 at \$325 per week to a long term tenant. Immerse yourself in this peaceful complex with this neat unit, which sits only 500 metres from the Wagga Wagga CBD. Its exceptional price tag and popular location provide a perfect package for a homebuyer, downsizer looking to capitalise or the astute investor. Disclaimer: All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own enquiries. Some of our properties are marketed from time to time without a price guide at the vendors request. This website may have filtered the property into a price bracket for website functionality purposes. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing. <https://prdwagga.com.au/privacy-policy/>