

**35 James Street, Warialda, NSW, 2402**



**House For Sale**

Saturday, 24 August 2024

35 James Street, Warialda, NSW, 2402

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**

## **Live In It Or Renovate, The Choice Is Yours**

Situated on the outskirts of Warialda this lovely property sits on a large 1,998m<sup>2</sup> block with plenty of room to improve.

Upon entering this home is the lounge room with wood fire which leads you up two steps into the kitchen which has a new electric stove and flooring. The bathroom is adjacent to the kitchen which has a shower, bath and vanity. Separate toilet which is located off the lounge room. Off the kitchen is the dining room, main bedroom and large closed in sunroom which could also be utilized as a third bedroom. The second bedroom is located off the large laundry which exits the back of the house out to a large back yard which is fenced into two.

Outside the home there is plenty of sheds for storage including a two bay shed with gravel floor and two smaller garden sheds with dirt floor. If you are wanting to get chooks there are plenty of chooks cages to cater for them behind the shed. Located in the second paddock is covered stable with attached small paddock that has plenty of shade in the summer months.

If you like the way this property sounds and would like to arrange an inspection please contact Rebecca on 0417 257 725.