

43 Gragin Rd, Warialda, NSW, 2402



House For Sale

Sunday, 3 November 2024

43 Gragin Rd, Warialda, NSW, 2402

Bedrooms: 5

Bathrooms: 2

Parkings: 7

Type: House

Fantastic Family Home, So Much To Offer

Welcome to your dream retreat in Warialda! Nestled on a generous 2.79-acre lot, this charming 5-bedroom home offers a perfect blend of comfort, functionality, and outdoor living.

Property Features:

Main Residence:

- 5 spacious bedrooms, all with built-in wardrobes
- Two bedrooms with direct access to a well-appointed bathroom featuring a shower, bath, and toilet
- Additional guest bathroom with shower, bath, and toilet
- Open-plan kitchen and dining area boasting beautiful timber floors, a butler's pantry, gas cooktop, and electric stove

Bed Sitter:

- One-bedroom bed sitter with air conditioning, perfect for guests

Comfort & Climate Control:

- Cozy wood fireplace for chilly nights
- Three reverse cycle air conditioners to keep you comfortable year-round

Outdoor Living:

- Screened entertainment area with an attached laundry, ideal for gatherings
- Wrap-around verandah, perfect for enjoying the tranquil views of your lovely gardens

Sustainability Features:

- Solar panels on the roof to reduce energy costs
- Greenhouse for growing your own vegetables

Parking & Storage:

- 2-bay carport and a large shed with a cement floor for additional parking or storage
- Large storage container with whirlybirds for ventilation

Land & Fencing:

- Fenced into two paddocks, featuring plenty of shady trees-ideal for grazing animals with water
- Outdoor shed that can be used as a shelter for horses, goats, or sheep

Water Supply:

- Access to town, bore, and tank water

This property offers a unique opportunity for those looking to embrace a rural lifestyle with modern conveniences. Don't miss out on this slice of paradise in Warialda!

To book an inspection please call Rebecca on 0477 050 047