

**45 Carlisle St, Wardell, NSW, 2477**



**House For Sale**

Tuesday, 24 September 2024

45 Carlisle St, Wardell, NSW, 2477

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Adam Maxine Gaiter

## **Charming cottage located in the riverside village of Wardell.**

Cute, beach style cottage located in the riverside village of Wardell. This 3 bedroom home is set on a large level block, plenty of room for a shed or pool (STCA) It is perfect for first home buyers, young couples or retirees. The home is handy to village shops and great river fishing.

- Neatly presented 3 bedroom home with built in robes, ceiling fans, new carpet
- Features lovely timber floors and a refurbished country style kitchen
- Open plan living/dining area with high ceilings leads onto rear deck
- Central original bathroom, Euro style laundry off rear deck overlooking yard
- Low maintenance front garden and rear lawns, sunny front porch area
- Drive through carport to gated single lock up garage, plus garden shed
- 15 minutes to Ballina CBD and shopping centres or to Ballina airport
- A scenic 10 minute drive to Patches beach and 20 minutes to Evans Head
- R3 zoning may allow for additional dwelling / dual occupancy (STCA)
- This property did NOT flood during the 2022 floods