

**57 Warri Street, Ardlethan, NSW, 2665**

**House For Sale**

Tuesday, 17 September 2024



57 Warri Street, Ardlethan, NSW, 2665

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## **PROJECT PERFECT!**

3-bedroom, 1 bathroom weatherboard and iron roof home. Featuring original carpet and paint throughout. 3 generous double bedrooms feature original carpet and blinds. Bedrooms 1 & 2 with ceiling fans, one featuring gas bayonet heating. Walk in linen storage room, could be refurbished to cater a 4th bedroom or study. Formal lounge room, with gas bayonet heating, carpet, blinds, and ceiling fan. Formal kitchen and dining, with original cabinetry, electric stove, dual sink, large fridge cavity and linoleum flooring. Tiled family bathroom with shower over bath recess, vanity, and toilet. Laundry offers washtub, in built storage and concrete flooring.

Externally, the property is fully fenced, offering established native trees, citrus trees, gardens, single carport, 1x lock up shed, with concrete flooring and power, additional storage room located off lock-up garage, outhouse, and rear lane access.