

**69 Warne Street, Wellington, NSW, 2820**

**Raine&Horne.**

**House For Sale**

Thursday, 22 August 2024

69 Warne Street, Wellington, NSW, 2820

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



Gary Francis

## Versatile Brick Veneer Gem

This charming brick veneer home offers a versatile opportunity whether you're an investor or looking for a place to call your own. Currently tenanted with a resident keen to stay on, it's a secure investment option but could also be your next family home.

Inside you'll find a spacious eat-in kitchen with an adjacent dining area, a well-sized lounge room and generously sized bedrooms each featuring built-in wardrobes.

The bathroom is well laid out with a separate shower, bathtub and vanity with a convenient nearby separate toilet. You'll be please to know there is a second w.c located in the internal laundry.

Comfort is assured year-round with a split system air conditioner and the convenience of internal access to the garage adds a practical touch.

Outdoors the undercover entertaining area is perfect for gatherings, overlooking a well-maintained fully fenced yard with established lawns, shrubs and garden beds. The property sits on a substantial 1,626 square metre allotment.

In addition to the integrated garage, there is a double garage/workshop plus additional smaller sheds so storage is not an issue.

This lovely home is ideally located near schools, cafes, shops & supermarkets and designed to maximise space with the potential to personalise the décor and make it uniquely yours.

Skip the hassle of building from scratch as this property is ready and waiting for you.

Contact Gary Francis on 0428 459 830 for further information.

\* Images reflect properties at the time when the photos were taken or in some cases at an earlier point to accommodate the privacy of the tenant or owner. Seasonal changes & maintenance can affect the current presentation. Every precaution has been taken to establish the accuracy of the above information but does not constitute any representation by the vendor or agent. Prospective buyers are urged to rely on their own enquiries.