

**8 Wagner Street, Woodburn, NSW, 2472**

**Elders** LIFESTYLE GROUP

**House For Sale**

Wednesday, 21 August 2024

**8 Wagner Street, Woodburn, NSW, 2472**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



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## Spacious Home on a Large Block

Welcome to this versatile property in Woodburn, NSW, offering a blend of modern living and ample storage solutions. Situated on a generous 1012 sqm flat block, this home features a range of amenities perfect for families and hobbyists alike. Whether you need space for vehicles, a boat, or simply desire a comfortable and inviting living environment, this property has it all.

As you enter, you'll find a spacious living room with a ceiling fan and floating floorboards, creating a warm and welcoming atmosphere. The modern kitchen, complete with a substantial pantry and plenty of bench space, seamlessly flows into the light-filled dining room, surrounded by windows. The property boasts three large bedrooms, providing plenty of space for the whole family. Additionally, there's an extra room that can easily serve as a study or nursery. The bathroom includes a separate toilet for added convenience, while another toilet and laundry are located downstairs. Outside, a small private balcony at the front offers a perfect spot for morning coffee or relaxation. At the back of the home, there is a large under cover area with high clearance which doubles as an outdoor entertaining area and a carport.

### **\*\*Key Features:\*\***

- 1012 sqm of space, providing plenty of room for future projects or landscaping.
- Under the house garage with storage for motorbikes, bikes, and surfboards,
- Plus a separate high-clearance garage for a caravan or boat.
- Includes a living room with ceiling fan and a dining room with abundant natural light.
- An additional small room, ideal for a study or nursery.
- Situated just a short 10 minute drive(10.5km) from Evans Head and its beaches.
- Located only 450m from the main street in Woodburn and its amenities.

Don't miss the chance to make this spacious and versatile property your own. Contact Brody or Emma today to schedule a viewing and experience the potential this home offers in Woodburn, NSW!

**DISCLAIMER:** The information contained in the advertising of this property is based on information provided to the agents, and the vendor and agents expressly disclaim any liability arising therefrom. The accuracy of the information cannot be guaranteed, and prospective purchasers should make their own enquiries and form their own judgement as to these matters.