

**86 Warne Street, Wellington, NSW 2820**



**House For Sale**

Wednesday, 19 June 2024

86 Warne Street, Wellington, NSW 2820

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 696 m2**

**Type: House**



Rebecca Harding

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**\$380,000**

Step inside the charming realm of 86 Warne Street, Wellington, where quintessential comfort meets modern living. This delightful weatherboard residence, with its freshly renovated interiors, proudly sits on a generous 696-square-metre plot, offering an enticing prospect for the discerning first home buyer or the astute investor. Boasting three cosy bedrooms, each equipped with ceiling fans and original polished flooring, this abode ensures a cool retreat with ducted cooling throughout, with the heart of the home being warmed by a slow combustion wood fire, perfect for those cooler Wellington evenings. This home has undergone a tasteful transformation, including a new roof, guttering, and a complete internal repaint. The flooring has been upgraded to enhance the already radiant spaces and a brand new, family-sized bathroom that presents a modern free-standing bathtub, shower, sleek vanity, and toilet, all unified under contemporary design. The open plan dining and sunroom area is bathed in natural light, courtesy of the beautiful surrounding windows, offering peaceful views of the rear yard. The kitchen being a triumph of functionality, providing electric cooking appliances, dishwasher, breakfast bar, and abundance of storage, all complemented by an A/C vent for comfort. Practicality extends to a sizable laundry with a convenient second toilet and external access. Outdoor living is catered for with an undercover entertaining area, a garden shed for additional storage, and a fully fenced yard ensuring privacy and security. Completing this compelling package is a single lock-up garage, providing secure parking or additional storage space. 86 Warne Street presents a fantastic opportunity to step onto the property ladder or to invest in a home that promises a blend of lifestyle and convenience. Don't let this gem slip through your fingers. **PRICE \$380,000** **INSPECTION:** By appointment or video call only **CONTACT:** Rebecca Harding 0457517444 **Disclaimer:** 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 and prospective purchasers are urged to use them as a guide only.