

Sold



21 Francis Avenue, Wollongbar



## "Cherlyn" - Neat & Sweet, Plus A Man Shed!

Beautifully presented for sale is this home that is situated in a quiet street in a great location. Lovingly cared for and maintained it really is as neat as a pin! Well-groomed gardens and lawns give excellent street appeal and the home enjoys a great aspect with a sunny front verandah to sit and enjoy a morning cuppa, and a north facing rear, allowing those cool summer breezes to flow through.

The home is light filled and features three bedrooms, modern well equipped kitchen, dining, casual living area and formal living room along with a large laundry, renovated modern bathroom and enclosed sunroom. Whilst being a cosy, compact home there are plenty of rooms that could be used for a variety of purposes - from a study to a craft room or kids play room. Internal access is available from a single lock up garage. The

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**Price** SOLD for  
\$412,500

**Property Type** Residential

**Property ID** 264

**Land Area** 682.90 m<sup>2</sup>

### Agent Details

Melanie Stewart - 0421560936

### Office Details

Alstonville  
2 Willie Wagtail Pl Alstonville,  
NSW, 2477 Australia  
02 66281100



home has neutral tones throughout and quality fixtures and fittings. Definitely nothing to spend on this one, move in and enjoy the village lifestyle.

This property is a short stroll to schools, shopping centre, eateries and parks. The block is flat with easy care shrubs and flowering plants and the occasional fruit tree. Men will be really impressed with the large 6m x 6m two bay shed in the rear yard, great for storing all the boy toys while having a workshop, there is side access allowing ease of access for a van or boat. Solar hot water and 1.5KW solar is in place.

Ideally this home would suit a retiree or a young family starting out - this is low maintenance living at its very best!! The current owners are moving closer to the grandkids interstate and are looking for an immediate sale. You would be hard pressed to find such a well-cared for and presented home as this one.

Please contact exclusive agent Melanie Stewart on 0421 560 936 to arrange a viewing today, this one won't last!

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