

Sold



1 Rubiton Street, Wollongbar







## "Alma"- Spacious Home + Studio on 1/4 Acre

When location counts! This spacious home sits on a large 1091m<sup>2</sup> flat block that is positioned on a corner providing privacy and easy access from all sides. Located opposite Wollongbar Shopping Centre this spacious home provides ease of living.

With four bedrooms all with built-in robes, the main features ensuite and walk-in wardrobe and is positioned at one end of the home away from the other bedrooms. There is a large air-conditioned formal living and dining room along with a well-designed kitchen, casual dining and additional separate family room.

The home is light filled with lots of floor to ceiling windows and enjoys a nice aspect. There is a separate laundry, ample

 4  2  2  1,091 m<sup>2</sup>

Price	SOLD for \$489,000
Property Type	Residential
Property ID	269
Land Area	1,091 m <sup>2</sup>

### Agent Details

Melanie Stewart - 0421560936

### Office Details

Alstonville

3 Lismore Rd Alstonville, NSW,  
2477 Australia

02 66281100





storage, covered entertainment area plus a double carport and extra-large separate studio that could be easily converted to a granny flat, or alternatively could be used for a games/rumpus room, craft room or given the position you could potentially run a home business such as a beauticians, hairdressers, bookkeepers...

The yard area is nice and flat and planted with flowering shrubs and beautiful gardens. There is easy access to park the family van or boat safely and plenty of space for the kids to play freely.

Just a stroll across the road to shops and the local public school this property is ideal for families and retirees. This property must be sold please contact exclusive agent Melanie Stewart on 0421 560 936 to arrange a viewing.

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