



86 Long Street, Warialda

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## GREAT HOME ON CORNER BLOCK

Nestled on a corner block in the peaceful town of Warialda, this charming home offers an exceptional opportunity for an array of buyers. With its unbeatable proximity to town, this home is ready for you to make it your own.

This home features a spacious living room filled with natural light and kitchen with ample storage cupboards. Wood fire heating for those cosy nights and reverse cycle air conditioning to help make it comfortable, no matter the season.

Each of the 3 bedrooms are equipped with ceiling fans, and the bathroom contains a shower, vanity and toilet.

Step outside to the undercover outdoor area and large backyard, perfect for entertaining, relaxing or enjoying some fresh air. Large shed provides storage.

Conveniently situated just a short distance to shops, IGA supermarket, schools, preschool, swimming pool, golf and bowling club. Located 62km from Inverell, and 80km from Moree.

Currently leased for \$250 per week.

Whether you're seeking a new home or an investment property, this is one to inspect.

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**Price** \$290,000 reduced  
**Property Type** Residential  
**Property ID** 1227  
**Land Area** 809 m2

### Agent Details

Wally Duff - 0427 546 146

### Office Details

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