

31 MARKET STREET WARIALDA



FOR SALE

FAMILY HOME WITH POOL

There has never been a better time to escape to the country and get away from it all.

If you're looking for a family home on a big block with a pool, extra shed space and an outdoor entertainment area, then this well-priced beauty is a must-see and will appeal to a variety of buyers.

Situated in the friendly community of Warialda, this property makes the most out of the use of space both inside and out.

Entertainers can enjoy summer evenings relaxing in the outdoor areas and soaking in the sun while they lounge around the inground swimming pool. Keep chickens in the coop and enjoy fresh eggs every morning. Heaps of space to plant fruit trees or a herb garden and make the most out of the country lifestyle. With a newly renovated kitchen / dining area and laundry, freshly painted with updated blinds throughout, there is nothing to do but move straight in.

Other notable features include:

- Oversized master bedroom with ensuite and large walk in robe
- Large lounge with woodfire to keep the whole house toasty warm in winter
- Renovated country kitchen with dishwasher and brand new oven / induction cooktop
- Extra sunroom to enjoy those balmy summer evenings
- Small open fire & air conditioner in the office
- Huge laundry and plenty of extra space throughout the home
- Fourth bedroom / office space is ideal for those working from home
- Evaporative air conditioning and ceiling fans throughout
- Gas hot water / skylights / under house storage
- Inground pool (8m x 3.5m) plus outside cold shower and toilet
- Chicken coop
- Oversized 4 bay shed (13m x 11m with a 3.8m clearance through the front roller door) with single phase power plus attached and lockable 2 bay car port (6m x 13m)
- Fully fenced house yard with 6ft colour bond set on a huge 3,230 sqm block with access from Market St and Inverell Road

Warialda has plenty of amenities including a local doctors surgery, hospital, golf / bowling club with Chinese restaurant, grocery store, hardware, takeaway, café, newsagency, post office and

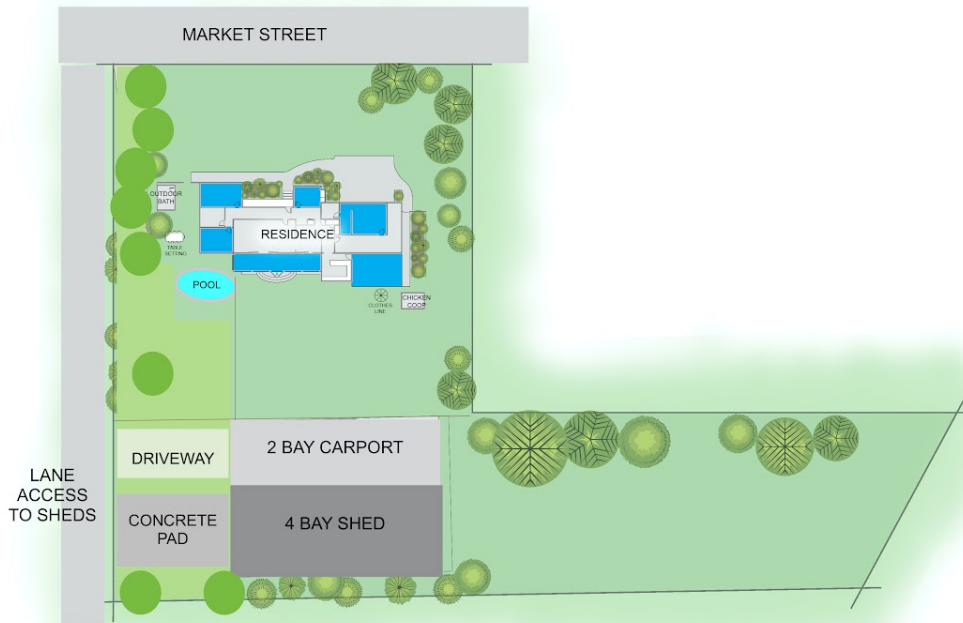
4 BED | 2 BATH | 6 CAR

PRICE:
\$390,000

OPEN FOR INSPECTION:
N/A



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FLOOR PLAN ON SITE PLAN



FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. All enquiries must be directed to the agent, vendor or party representing this floor plan.



31 Market St

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.