

**11 Evans Street, Wagga Wagga, NSW 2650**



**House For Sale**

Friday, 3 January 2025

11 Evans Street, Wagga Wagga, NSW 2650

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 638 m2**

**Type: House**



Paul Gooden  
0418967982



Angela Williams  
0481950037

## Renovate Or Detonate

An exciting opportunity to buy in to a rapidly developing area of Central Wagga. An original weatherboard cottage that is in dire need of more than a little love and attention. Evans Street is just minutes to the CBD and is enjoying a substantial revival in its popularity. So, the choice is yours- renovate or redevelop.- original weatherboard cottage on a 638 sqm allotment- convenient rear lane access- great for shed lovers and developer/renovators- current accommodation includes two bedrooms plus a sleep-out and large living room- separate bathroom and laundry with adjoining toilet- freestanding single car garage with access from Evans Street and rear lane. As always, it's all about location, location, location, and this property has that category nailed down. So don't sit on your hands deciding what may be your next project. Contact Paul or Angela today to arrange your appointment. Also look us up at [fitzpatrick.com.au](http://fitzpatrick.com.au)