

**12 Cunningdroo Street, Ladysmith, NSW, 2652**

**Raine&Horne.**

**House For Sale**

Saturday, 11 January 2025

12 Cunningdroo Street, Ladysmith, NSW, 2652

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Claire Zollinger  
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## Peaceful Country Living

Experience the charm of country living, where you can wake up to the sound of birds chirping and enjoy the peaceful surroundings. Embrace village life just moments from Wagga City, in the picturesque town of Ladysmith, located only 20 minute drive from Wagga's CBD. This 3339sqm block is being sold as one lot, however highlights significant development potential with the opportunity of creating three individual lots.

The land includes a rendered cottage brimming with old-style character. The home offers three bedrooms with high ceilings, a cosy lounge with a slow combustion wood fire, and a sitting room with external access. The dine-in kitchen is equipped with an electric upright stove and ample cupboard space. The bathroom is separate from the toilet, with a shower. For summer comfort, ducted evaporative cooling is installed throughout.

A lockable shed with an attached single carport provides plenty of parking space, while the property benefits from good fencing and easy access to the entire block.

Established plantings add to the property's appeal. With the local public school, parkland and oval situated within walking distance, as well as a bus service to all Wagga schools, this is a lifestyle choice with city services just a short distance away.