

**170 Gurwood St, Wagga Wagga, NSW, 2650**



**House For Sale**

Monday, 9 December 2024

170 Gurwood St, Wagga Wagga, NSW, 2650

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## CUTE AS A BUTTON!

Step through the door of this cute three-bedroom cottage and be welcomed by an ambiance of warmth and character. Perfect for first-time home buyers or astute investors, this delightful property seamlessly combines original charm with contemporary refinements

-As you enter the sun-drenched open-plan living and dining area, your attention is immediately drawn to the floating timber floors and the comfort provided by a wood-fired combustion heater

-This space is ideal for relaxing or entertaining, complemented by reverse cycle split systems ensuring year-round climate control

-The heart of the home is the centrally located kitchen, which boasts an in-wall oven, electric cooktop, and a breakfast bench that overlooks the living and dining area, perfect for casual meals or morning coffee.

-Step through to the fully renovated, sophisticated main bathroom, a sanctuary featuring an indulgent egg bath and a frameless walk-in shower

-Nestled on a manageable 405 square metre block, the home benefits from rear lane access to a double lock-up garage. An added bonus is the versatile multi-purpose room, which could serve as a music room or any number of creative pursuits

-Situated on a prestigious street, just a stone's throw from the heart of the CBD, cafes, and restaurants, you'll find the convenience of city living paired with the tranquillity of cottage life.

-Original features harmonise with modern updates and a contemporary colour palette to create a residence that truly feels like home

-Welcome to 170 Gurwood Street – where the allure of cottage charm meets the practicality of modern living.