

**12/46 Travers St, Wagga Wagga, NSW, 2650**



**Unit For Sale**

Saturday, 28 December 2024

12/46 Travers St, Wagga Wagga, NSW, 2650

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**

## Your future Starts Here

Located within walking distance to Wagga's vibrant Main Street and part of a complex of just 15 units, this property is managed by a body corporate that takes care of the front lawn, roof and gutters, allowing for a worry-free lifestyle.

This charming abode boasts two well-proportioned bedrooms, each adorned with convenient built-in robes, ensuring ample storage space for a comfortable lifestyle.

Step inside to discover a spacious main bathroom, thoughtfully designed with a separate bath and shower, complemented by an additional separate toilet, catering to the needs of a modern household. The residence has been lovingly maintained with stylish carpet laid just 6 years ago, adding a touch of elegance to the property.

Central to the home is a well-equipped kitchen, featuring a new stove and a reverse cycle wall unit, providing an ideal space for cooking up culinary delights. The laundry offers external access, enhancing the functionality of this delightful residence.

Climate control is effortless with a reverse cycle air conditioning unit, only 12 months old, and a gas bayonet to ensure year-round comfort.

For sustainable living the property has 24 panel / 8.4 kW solar system combined with a 13.5 kWh Tesla Powerwall complete with an electric car charging outlet for driving on sunshine.

Outside, the rear yard is an easy-to-maintain oasis with an inviting outdoor area, perfect for relaxation or entertaining. The convenience of an electric roller door grants secure parking for one vehicle with internal access with an additional external parking space.

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