



86 Long Street, Warialda

rdr. real estate



## GREAT HOME ON CORNER BLOCK

Nestled on a corner block in the peaceful town of Warialda, this charming home offers an exceptional opportunity for an array of buyers. With its unbeatable proximity to town, this home is ready for you to make it your own.

This home features a spacious living room filled with natural light and kitchen with ample storage cupboards. Wood fire heating for those cosy nights and reverse cycle air conditioning to help make it comfortable, no matter the season.

Each of the 3 bedrooms are equipped with ceiling fans, and the bathroom contains a shower, vanity and toilet.

Step outside to the undercover outdoor area and large backyard, perfect for entertaining, relaxing or enjoying some fresh air. Large shed provides storage.

Conveniently situated just a short distance to shops, IGA supermarket, schools, preschool, swimming pool, golf and bowling club. Located 62km from Inverell, and 80km from Moree.

Currently leased for \$250 per week.

Whether you're seeking a new home or an investment property, this is one to inspect.

3 bedrooms 1 bathroom 1 carport 809.40 m2

**Price** \$290,000  
**Property Type** Residential  
**Property ID** 1227  
**Land Area** 809.40 m2

### Agent Details

Wally Duff - 0427 546 146

### Office Details

RDR Real Estate  
 24 Otho St Inverell, NSW, 2360  
 Australia  
 02 6722 5500



Disclaimer: We have obtained all information in this document from

sources we believe to be reliable. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.