

45 Wamboin St, Gilgandra, NSW 2827

Sold - \$260,000

House 3  1  2 



Federation Charm

With all the charm of the period - picket fence, heritage colour scheme, front verandah and the unique aesthetics that make federation style houses so charming.

Oozing with character, this property has so much to offer:

High ceilings and wide hallway, typical of the era, giving a sense of space and calm, ideal for keeping the house cool.

The lounge room at the front of the house has a wood heater.

The modernised, eat-in kitchen at the rear of the house has kept the federation muted colour scheme. With the stove/oven tucked in the space of the old fireplace, all the character of yesteryear remains.

Three of the bedrooms are accessed from the wide hallway. One has the original fireplace mantel as a beautiful feature.

Fourth bedroom accessed from master bedroom - keep it as a bedroom or set this one up for the parents, or the kids playroom, either way it is tucked out of sight.

Rear sunroom that opens to the covered back patio completes the house with access to the laundry and through to the renovated bathroom - complete with bathtub, separate shower, toilet and vanity.

Generous sized yard with rear lane access. There is enough room to erect additional shedding, or even a pool (subject to council approvals).

Evaporative air conditioning and ceiling fans throughout.

Potential buyers should take all steps necessary to satisfy themselves regarding the information contained herein.

Open for Inspection

By Appointment.

Listed By

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