

59 Trail St, Wagga Wagga, NSW 2650

Sold - 28/06/2012

House 3 1 3



## Central - Charm & Convenience

*Few residents summon such an immediate impression of sophistication and ease of living.  
Situated in the boutique end of town with just a short stroll to cafes, quaint shops and movie theatre.*

**Open for Inspection**

By Appointment.

- Flowing evenly through the light filled interiors to tranquil outdoor areas, this home is set on 533 m<sup>2</sup> block and makes an exceptional entertainers retreat and private sanctuary of comfort and style.
- The formal lounge is spacious and features ornate ceilings, timber fireplace and lots of natural light.
- The dining room and sunroom have an easterly aspect with glass doors and timber floors that overlook the manicured garden.
- All white kitchen with excellent cupboard space gas cook top and electric oven.
- The bathroom has been tastefully renovated shower/vanity/toilet, the laundry has a second toilet.
- Ducted evaporative cooling, wood fire plus solar heating.
- There is also a separate room in the backyard, ideal for a studio or home office.
- Lock-up garage and tandem two car carport with yard access.
- Enjoy entertaining in the manicured gardens with verandahs front and back. This home certainly offers ease of living in a fantastic location.
- Land size: 523 m<sup>2</sup>
- Rates: \$1,960.92 pa

### Listed By

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