



97 Urana Street, THE ROCK, NSW 2655

Charming meets convenience: a perfect match.

Welcoming, cosy and ready to move in, this 3-bedroom, 1 bathroom, 2 toilet home on 1,170 sqm presents a dream come true.

Designer, ornate, 9-foot ceilings throughout the house with an original, coffered ceiling in the formal lounge are some of the many features that set this home apart.

All 3 bedrooms are fully carpeted and with generous built-in robes and drawers, this home is ready for you to move in and add your own indelible mark.

The formal loungeroom zone features double glass doors for added privacy, entertain to your heart's content. A ceiling fan and a split-system Mitsubishi air-conditioner provides cooling and heating in all of the elements. This is complemented with a fully functional fireplace, built-in shelving, timber window frames and interconnects with formal dining room complete with a built-in servery.

The kitchen features an abundance of cabinetry, oven and cooktop and plenty of room to move.

TYPE: For Sale

INTERNET ID: 128P0135

SALE DETAILS

\$489,950 - \$519,950

CONTACT DETAILS

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**Elders Real Estate Wagga
Wagga Residential &
Lifestyle**

With a separate laundry, two separate toilets and bathroom featuring a shower, bath and vanity, this home is perfect for the growing family.

Outside, the beautiful gardens offer mature orange trees, room for a veggie patch, a Hills Hoist clothesline, plenty of room for outdoor entertaining or play, a back verandah, rear lane access and a parking footprint for six cars which includes a single lock-up garage.

In close walking distance to The Rock Bowling Club, The Rock Post Office, St Marys Catholic Church, The Rock Central School, Pre-School, Glenrock Medical Centre, The Rockmart Foodworks, Train Station, and an 18-minute drive to South City Shopping Centre, Dobney Avenue and 24 minutes' drive to the Wagga CBD.

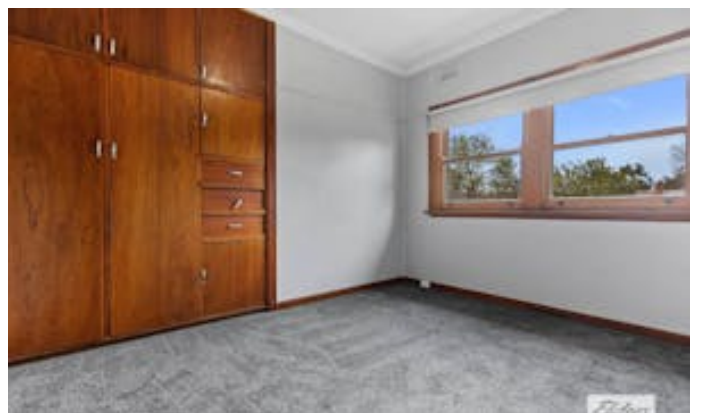
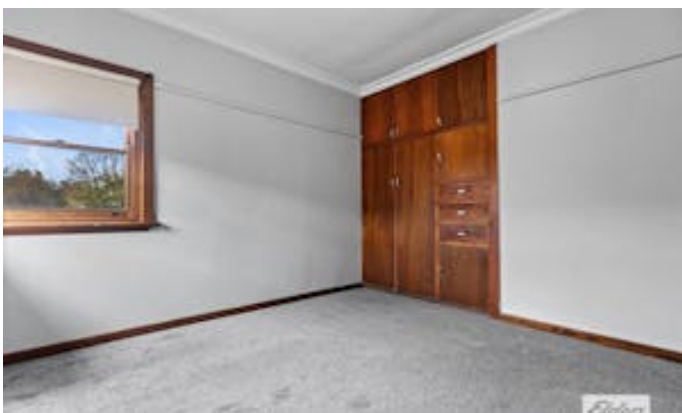
This won't last long.

This is a must to inspect.

Call now to arrange your inspection.

Other features: Car Parking - Surface, Carpeted, Close to Schools, Close to Shops, Close to Transport

- Land Area 1,170.00 square metre
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 5
- Single garage









Jerome Smith

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The Rock
NSW 2655

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RESIDENCE APPROXIMATE AREA

INTERNAL AREA		131 SQM
EXTERNAL AREA		20 SQM
TOTAL		151 SQM

F = FRIDGE
CPD = CUPBOARD, WM = WASHING
MACHINE, FP = FIRE PLACE

Plans are not to scale & should be used
as a guide only. Measurements are in
metres.
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