



12/89 Crampton Street, WAGGA WAGGA, NSW 2650

The ideal start

As neat as a pin, this is the ideal start for a first home buyer or investor wanting a prime Central Wagga Wagga location.

Upon entering the villa, you are met with the living, dining and kitchen zone. Equipped with vinyl timber flooring, freshly painted with functional flow for the busy professional.

The kitchen has an electric cooktop with plenty of bench space and cabinetry.

Bedrooms 1-2 are equipped with carpet, ceiling fans, and a mix of roller blinds, sheer curtains and built-in robes.

The functional bathroom has good cabinetry, mirror, shower and toilet.

The laundry flows into the single lock up garage which has electric remote-control access.

TYPE: For Sale

INTERNET ID: 128P0173

SALE DETAILS

\$469,950

CONTACT DETAILS

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Jerome Smith

A Mitsubishi split system air-conditioner offers year-round comfort in all of the elements.

A private, paved courtyard provides plenty of space for outdoor entertainment.

Within close access to Wagga Wagga Public School, Wagga Wagga CBD, Murrumbidgee Turf Club, The RSL and the hospital precinct, this home is also within easy driving distance to Charles Sturt University and so much more.

Blink and you miss out.

Call now to arrange your inspection.

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

- Land Area 129.00 square metres
- Building Area: 66.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Single garage

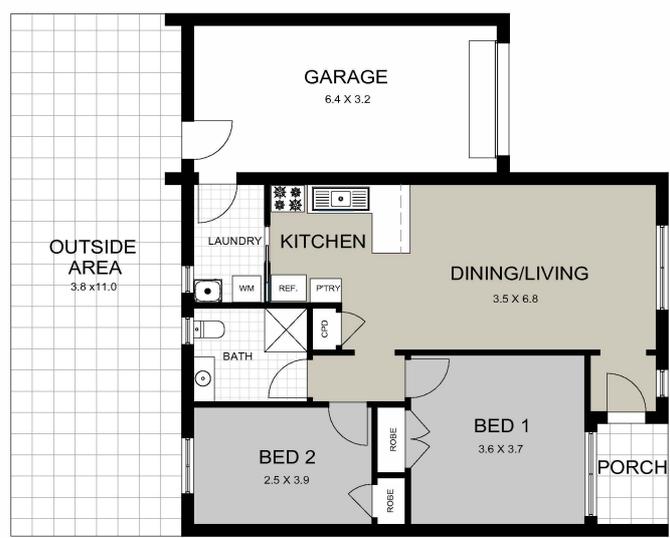






Jerome Smith
0412 786 571

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RESIDENCE APPROXIMATE AREA

| | | |
|---------------|--|---------|
| INTERNAL AREA | | 66 SQM |
| EXTERNAL AREA | | 43 SQM |
| GARAGE | | 20 SQM |
| TOTAL | | 129 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.
MARIAH@SHININGDESIGNS.COM.AU