



15 Waranga Avenue, MOUNT AUSTIN, NSW 2650

"A beautiful life awaits"

That's right a beautiful life awaits you with this brilliant, as neat as a pin, 3-bedroom, 2-bathroom home positioned in a whisper quiet Mount Austin location.

Just move in and enjoy scenic views on high.

Situated on 603 sqm, with external blinds, crim safe door and window screens, upon entering the home one is greeted with polished timber flooring, 9-foot ceilings, designer cornices and a flexible floor plan with great separation of the living zones. Bedroom 2 is equipped with fresh carpet, plantation shutters, built-in wardrobes and feature lighting.

A home office/ nursery with a mirrored built-in robe, additional cupboard space, plantation shutters, fresh carpet, and feature lighting interconnects with the master bedroom which features near new carpet, roller blinds, sheer curtains, split system A/C and an ensuite which features a shower, toilet, vanity and a heated towel rack.

Bedroom 3 has vinyl timber flooring, plantation shutters and good lighting.

TYPE: For Sale

INTERNET ID: 128P0182

SALE DETAILS

\$629,950 - \$649,950

CONTACT DETAILS

Jerome Smith

The main bathroom has been recently renovated with feature tiles, wash basin and mirror, dual shower heads, bath and good lighting.

Flowing into the lounge room, a beautiful, polished timber floor creates a warm, inviting environment with plantation shutters, feature lighting, ceiling fan, and split system air conditioning. This room flows into the dining area which has night and day blinds, good lighting and polished timber flooring.

The large kitchen features a gas cooktop, rangehood, dishwasher, electric oven, great lighting, night and day roller blinds and plenty of cabinetry.

With a mix of night and day blinds, plantation shutters and sheer curtains throughout, underfloor ducted gas heating and evaporative cooling, 2 x split system air conditioning units, and 3 ceiling fans, your comfort is provided for in all seasons.

The home is fitted with USB and USC power points, and 7 x solar panels help defray energy costs.

A separate toilet and mudroom provide plenty of room for the growing family.

Beyond the house, enjoy the alfresco area which has built in dog kennels and storage, the laundry is offset to this area. An additional patio and mod-wood decking overlook the beautiful, established gardens which includes a lemon tree, 2 mandarin trees, an orange tree, apple and pomegranate tree.

A single lock up remote-controlled garage and an overall parking footprint for 3 cars gives plenty of space for the growing family and busy professional.

Within walking distance to French Fields, Harris Park and Wagga Wagga Botanical Gardens this home is also in close driving distance to, Mount Austin High School, Mount Austin Primary School, Henschke Primary School, St Mary Mackillop College, places of worship, Turvey Tops Shopping Centre, and so much more.

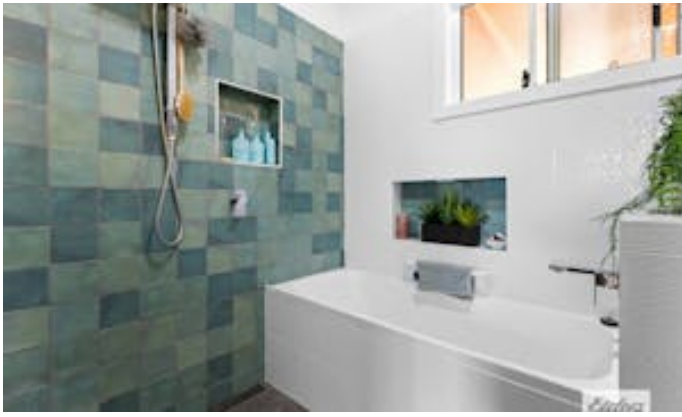
Blink and you will miss out.

Call now to arrange your inspection.

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

- Land Area 603.00 square metres
- Building Area: 109.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 2
- Single garage
- Ensuite
- Floorboards











Jerome Smith
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15 WARANGA AVE
MOUNT AUSTIN



RESIDENCE APPROXIMATE AREA

INTERNAL AREA	109 SQM
EXTERNAL AREA	20 SQM
GARAGE	24 SQM
TOTAL	153 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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