



**Elders** Real Estate



## 4 Wattle Close, GLOUCESTER, NSW 2422

### Well-Presented 3-Bedroom Home with Scenic Outlook

This well presented and well maintained three-bedroom home offers comfortable living in a quiet street with a desirable easterly aspect and views to the Mograni Range.

The main bedroom features built-in robes and a ceiling fan, with two additional bedrooms providing flexible accommodation. A separate lounge is fitted with a cosy wood heater, air conditioning and ceiling fan, while the kitchen and dining area flows through to a screened rear verandah-ideal for relaxing or entertaining.

Additional features include a single garage, side access to the garden allowing for van, boat or trailer storage, and garden sheds for extra storage.

An inspection is highly recommended.

Please contact Tricia Arndell 0409 644 404 from Elders Real Estate Gloucester to arrange an inspection.

**TYPE:** For Sale

**INTERNET ID:** L39158788

#### SALE DETAILS

**\$549,000**

#### CONTACT DETAILS

**Elders Real Estate  
Gloucester  
54 Church Street  
Gloucester, NSW  
02 6558 1507**

**Tricia Arndell  
0409644404**

**Disclaimer:** We have obtained all information herein from sources we believe to be

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.

- Land Area 752.10 square metres
- Building Area: 118.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage
- Floorboards



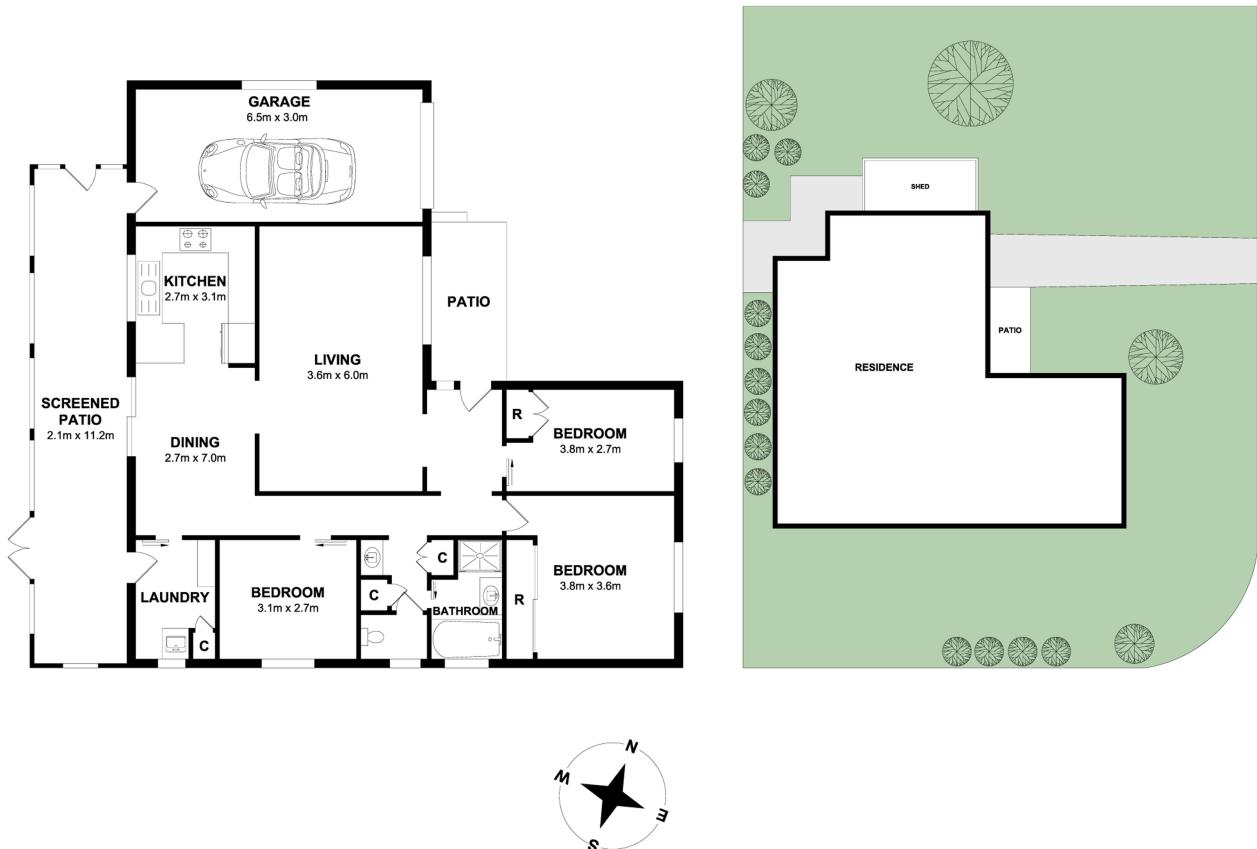


Measurements are approximate. Not to scale. Illustrative purposes only. Boundaries are approximate.

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Total Approx Floor Area 118.62 sq.m