



6 Anderson Street, WARDS RIVER, NSW 2422

Spacious 5 Bedroom Home with views on 1,013m²

Set on a generous 1,013m² block with beautifully maintained gardens and lovely views, this spacious five-bedroom home offers a fantastic blend of comfort, practicality and lifestyle appeal.

Originally built in 1983, the home features a Hardie Plank upper level with a solid brick foundation, and has recently been upgraded with a brand-new roof. Inside, the home enjoys excellent natural light, highlighted by a large feature window in the lounge that captures the morning sun and surrounding outlook.

The flexible floor plan includes five bedrooms, comprising two single-sized rooms and three larger bedrooms. Two bedrooms feature air conditioning, while another includes a ceiling fan for added comfort. Bamboo flooring flows through the kitchen, living area and two bedrooms, adding warmth and character to the home.

The generous kitchen is well equipped for everyday living and entertaining, featuring an electric stove and oven, dishwasher and double sink, with ample preparation and storage space.

The main living area is welcoming and cosy with reverse-cycle air conditioning and a

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TYPE: For Sale

INTERNET ID: L39504435

SALE DETAILS

\$550,000

CONTACT DETAILS

**Elders Real Estate
Gloucester**

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wood combustion fireplace, while a second wood heater is located in the rear enclosed verandah, providing a comfortable additional living or relaxation space with wall panelling and garden views.

The bathroom includes a bath, shower and vanity, with a separate WC for practicality.

Practical features throughout the property add versatility and convenience, including:

- Disabled access via ramp to the rear of the home
- Laundry located in the breezeway
- Workshop with electricity and lighting
- Large garage / under-house carport with electric roller door
- Extensive under-house storage
- Concrete driveway with rear access

Outdoors, the property continues to impress with beautifully manicured gardens, established flower beds, a decorative pond, and productive vegetable garden beds. A DA-approved fenced pool area provides further potential for family enjoyment.

Additional sustainability features include approximately 65,000 litres of water tank storage and a 6kW solar system, helping to improve energy efficiency and reduce running costs.

Conveniently located just 26km from Gloucester and 54km to the Pacific Highway, this property offers peaceful country-style living with easy access to town services and major transport routes.

Call Nikki Randall 0431 378 269 at Elders Real Estate Gloucester to book an inspection today!

Disclaimer: We have obtained all information herein from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations. We instruct buyers to confirm residency status with council.

- Land Area 1,013.00 square metre
- Building Area: 162.00 square metres
- Bedrooms: 5
- Bathrooms: 1
- Single garage
- Floorboards



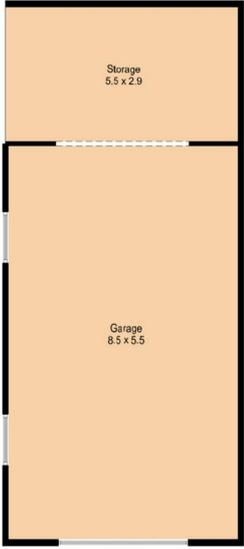


4 Address: 2200, 2200, 2200, 2200

Internal Floor Area: 1000²

Land Area: 1000²

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Lower Level



Upper Level



Not In Position



6 Anderson Street, Wards River, NSW, 2422

Internal Floor Area: 162m²
 Land Area: 1013m²

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Disclaimer: Plans and dimensions are depicted as accurately as possible, however, these plans are to be used as a guide only as variations may be possible.