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Endless Potential in a Tightly Held Pocket

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5 Butter Factory Lane, Wellington

Buyer Guide \$400,000 - \$415,000

Nestled among other well-kept homes in a quiet no-through street is this brick veneer home that offers the perfect blend of comfort, space, and potential.

Positioned just moments from parks, playing fields, the aquatic centre and the town's shopping strip, it's a location that truly delivers.

Built circa 1986, the home has evolved with its family's needs over the years-and now it's ready for a new chapter.

The generously proportioned floor plan features a lounge room, spacious eat-in kitchen with breakfast bar and an adjoining dining area.

There are 3 bedrooms, potential for a 4th, built-in wardrobes in two plus a practical three-way bathroom nearby and a second toilet near the laundry.

Comfort is covered year-round with reverse cycle air conditioning and natural gas heating.

Outdoors, the real star is the expansive block with well-established lawns, plenty of room to move and a large undercover entertaining area that's made for summer BBQs and family gatherings.

Property ID: L35339340

Property Type: House

Building / Floor Area: 160

Open Parking: 1

Land Area: 800.0 sqm

Gary Francis

0428 459 830

rhwellington2@bigpond.com

Whether you're looking to move in and update over time, this home offers a rare opportunity in a location where properties are tightly held. Size, position and potential-it's all here.

Buy now option engage prior to August 29th Auction. Call Gary Francis on 0428 459 830 for further details.

*Images reflect properties at the time when the photos were taken or in some cases at an earlier point to accommodate the privacy of the tenant or owner. Seasonal changes & maintenance can affect the current presentation. Every precaution has been taken to establish the accuracy of the above information but does not constitute any representation by the vendor or agent. Prospective buyers are urged to rely on their own enquiries.