



196 Percy Street, Wellington

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Perfectly positioned in a sought-after CBD location, this character-filled Post Federation home blends timeless appeal with everyday practicality.

Just a short stroll to Wellington Primary School, supermarkets, cafe belt, it's a location loved by families for its community feel and convenience.

Currently leased with a tenant who would love to say on.

Inside, the home retains its original charm with soaring ceilings, double brick construction, leadlight windows and decorative Federation-style skirtings and cornices.

A thoughtful past renovation has brought in touches of modern style while preserving its warm and inviting character there is room for the next owner/investor to upgrade the bathroom, it does have a spa bath though.

The layout features three generous bedrooms, a large formal lounge, open kitchen and a versatile family/dining area.

Outdoors, the low-maintenance landscaping features a mix of Australian natives and bright plantings that frame the welcoming front verandah that will dazzle come the warmer months

Property ID:	L35719986
Property Type:	House
Building / Floor Area:	138
Garages:	1
Open Parking:	1

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The backyard is perfect for entertaining or play with established lawns, garden beds and a fence separating the yard from the side drive and the garage (This will also need some love)

This is a home that still speaks of pride, position and potential-whether for savvy investors or owner-occupiers.

Call Gary Francis on 0428 459 830 for further details.

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