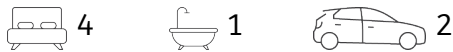




1920s Character Meets Potential



6 Warne Street, Wellington

Under Contract

This charming double-brick residence, dating back to the 1920s, has been repriced to sell and is nestled among homes of a similar vintage and enjoys a prized location within a short stroll of the Wellington Aquatic Centre, cafes, supermarkets, schools and shops.

From the moment you step onto the expansive front verandah and through the formal entry, you're greeted by timeless period features including high ornate ceilings and leadlight windows.

The home also presents scope for decor updates, whether it's refreshing the floor coverings or polishing the timber floors, which will only add to its enduring appeal.

Set on a generous 1,000 square metre (approx.) block with a north-facing backyard, the property offers exciting potential for additions such as a pool or garage/shed (subject to council approval).

The spacious and flexible floor plan caters to a variety of needs, making it ideal for families of all sizes. In addition to 3/4 well proportioned bedrooms, there are two versatile sunrooms that could serve as offices, hobby rooms or even be re-imagined as walk-in wardrobes with ensuite bathroom potential.

Property ID:	L36235486
Property Type:	House
Building / Floor Area:	170
Carports:	1
Open Parking:	1
Land Area:	1020.0 sqm

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The formal lounge is filled with character thanks to its ornate ceiling and brick fireplace, while the original farmhouse-style kitchen retains its vintage charm with the bonus of a modern dishwasher already installed.

A separate dining or sitting room with its own fireplace provides a cosy retreat, while the light-filled north-facing rear sunroom further extends the living space.

Comfort is assured with a split system reverse-cycle air conditioning unit, LPG gas connections plus internal and external toilets.

The family-sized bathroom includes a separate bathtub, shower recess and vanity.

Outdoors, a carport complements the large, leafy backyard creating a serene and private retreat with plenty of space for children, pets or future enhancements.

We have use photos with and without furniture to assist in illustrating the homes size.

Inquiries and inspections are welcome by calling Gary Francis on 0428 459 830, whether in person or virtually, so you can explore this delightful residence and all it has to offer.

- 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. Where land & building size is mentioned, while every precaution has been taken to establish the accuracy of the above information it does not constitute any representation by the vendor or agent. Prospective buyers are urged to rely on their own enquiries.