

Past Its Prime & Ready for Shine

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## 36 Maxwell Street, Wellington

### Call for buy now price guide

This solid masonry home with an iron roof is ready for a new chapter. Held by a long-term tenant, it now offers an exciting opportunity for those looking to breathe fresh life into a home with great bones.

Inside, you'll find three bedrooms, two generously sized for queen or king beds and a third comfortable enough for a double.

The spacious loungeroom connects to a light-filled sunroom through French-style doors and throughout the home you'll discover high ornate plaster ceilings that hint at its original charm.

The kitchen, is eclectic and well laid out with plenty of cupboards, bench space and a handy utility cupboard with glass sliders above the main bench.

It's equipped with a natural gas cooktop and electric wall oven while the huge dining room (or additional living space) sits adjacent, making this a flexible home with space to grow.

There are two bathrooms, both a tad tired but functional, each with a shower-over-bath. The rear laundry also incorporates one of these bathrooms.

Outside, the block is an impressive 1,052sqm with side drive access to a lock-up garage and

**Property ID:** L36995345

**Property Type:** House

**Garages:** 1

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plenty of scope for future landscaping. It would also be prudent to have a chat to council regarding value adding to the block with something like a granny flat.

Located just minutes from schools, shops and parks, this home may be showing its age, but the potential is undeniable.

Contact Gary Francis on 0428 459 830 for further details.

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