








## Character, Comfort & Convenience

3 1 1 614m2

A well-kept stone cottage with plenty to offer, tucked away on a quiet street in Jamestown. With attractive street appeal, comfortable living spaces and a few thoughtful updates, this is a home that offers plenty of charm without asking too much of its next owner.

Step inside and the quality stonework is immediately noticeable, complemented by modern carpet throughout the main living areas.

The Home

- **Three bedrooms**, with bedrooms 1 and 2 featuring carpet, ceiling fans and bedroom 2 including a large built-in robe.
- **Bedroom 3** has pine floorboards and a ceiling fan.
- **Lounge room** with carpet and split system air conditioning, providing heating and cooling throughout the home.
- **Modern kitchen** with plenty of cabinetry and preparation space, feature splashbacks, built-in pantry, stainless steel dishwasher, electric cooktop, wall oven and stone sink.
- **Bathroom** with tiled floor, vanity, shower and bath, plus a separate toilet.
- **Functional laundry** with stainless steel wash trough.

Outside

| | |
|---|---|
| **Price** | $415,000 |
| **Property Type** | Residential |
| **Property ID** | 12568 |
| **Land Area** | 614 m2 |

### Agent Details

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### Office Details

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WARDLE Co. Real Estate

The rear yard is practical and easy to maintain, with established lawn, fruit trees and convenient irrigation tap timers.

The outdoor entertaining area is a great addition, fitted with roll-down blinds to make the space useful across the seasons.

A teenage retreat/workshop provides extra flexibility, split into two rooms with ceiling fans and split system air conditioning to one room. The workshop includes a concrete floor and power.

Additional Features

- Electric hot water system
- Multiple small rainwater tanks, currently not connected
- Concrete paths and low-maintenance outdoor areas
- Established fruit trees and lawn
- Irrigation tap timers
- Quiet, convenient location

A home with good bones, useful extras and plenty of everyday comfort 36 Wolfe Street is ready for its next chapter. Come and have a look for yourself.

CT5737/94

Land Size: 614*sqm

LGA: Northern Areas Council

Zoned: Neighbourhood

RLA228106

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