

Sold



22 Cedar Street, Wardell



## SOLD BY MELANIE STEWART

Here lies an exceptional and extremely rare opportunity to acquire a piece of local real estate history. The property epitomises the very essence of beauty, character, and history along with a large corner block that opens up opportunities for further development or to optimise its present use.

Situated in the village of Wardell is this cute, fully transformed workers cottage that you will just fall in love with. The home is original and lovingly renovated throughout with a few extra add-ons to complete for those looking for modern day necessities. There are three bedrooms, two with built in robes, a cosy living room, a functional and a well laid out kitchen adjoining a cute dining space. The bathroom oozes style with a classic black and white design that fits in with the age and character of the home. There is a separate toilet and storage area.

 3  2  4

**Price** SOLD for  
\$327,500

**Property Type** Residential

**Property ID** 16

### Agent Details

Melanie Stewart - 0421560936

### Office Details

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The front facade is original with verandahs that wrap around to one side and cast iron fretwork making for a very pretty exterior. Surrounded by a traditional picket fence is the fully fenced yard that provides ease of access from both Carlisle and Cedar Street. With beautiful trees and gardens, a veggie patch, even a chook pen! The kids and family pets will love all the space they have to run freely and safely. Just a short drive to Ballina and Alstonville, and also close to the beaches while being a hop skip and jump to the river. Get those fishing rods ready!

There is a second dwelling separate from the cottage that is currently being used as a large shed although it has an extra room adjoining with its own separate bathroom plus a covered outdoor entertainment area. This could be easily converted to a granny flat or a full second dwelling (STCA). With its own private entry from the other street and a roller door that you can park those extra cars, boats, vans along with all the boy toys. Those looking for a charming smaller home and a big "MAN SHED" will really be inspired by this property.

The current owners are wanting to move quickly on this one and have listed the property for sale by Auction. They will listen to offers and do a deal prior to Auction so don't delay and make a time to inspect today. This is a unique and quaint property with endless opportunities for those wanting to expand, create a second dwelling or run a business from home. Call Melanie today on 0421 560 936 to arrange a private viewing.

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