



## Wagga Wagga, NSW

93 Crampton Street

**3**  
BED

**2**  
BATH

**2**  
CAR



### SOLD

**Council Rates:** \$2,832/year (approx)

**Contact:** Chris Ward  
0448 825 806

**Type:** House

**Sold Date:** 14/03/2022

**Land:** 544m<sup>2</sup>

<https://www.kitsonproperty.com.au>

Situated in a premier location offering the best of a quiet street and Central convenience, this charming property boasts much more than on initial impression.

Offering a clever floorplan, allowing for 3 generous bedrooms, master with beautifully renovated ensuite, and study placed toward the front of the home. It intelligently creates space for a stunning open plan kitchen, living, and dining which becomes the heart of the home.

A low maintenance backyard leads to a modern, open plan, self-contained granny flat, perfect for teenagers, visitors, or simply a quiet getaway.

Adjacent is a genuine double shed/garage with rear lane access seldom seen in properties of this type.

Together with the following features, it becomes a package not to missed:

- Polished floorboards through out