



16 Wood Street, Grenfell




## Character Cottage with Investment Appeal

Beautifully blending classic cottage charm with modern comfort, this well-presented three-bedroom plus office home offers an outstanding opportunity for first home buyers, investors, or those seeking a move-in ready property in the heart of Grenfell.

Recently updated internally, the home presents exceptionally well, featuring a light-filled open plan lounge, dining and kitchen area designed for easy everyday living complete with a reverse cycle air conditioning unit. The modernised bathroom adds a fresh contemporary touch, while the main bedroom includes a built-in robe for added convenience.

Full of warmth and character, the clad home enjoys a welcoming cottage-style feel throughout, complemented by a covered alfresco entertaining area perfect for outdoor dining and relaxed weekends with family and friends.

Outside, the property continues to impress with side vehicle access to the fully enclosed backyard, a detached Colorbond garage with additional carport providing excellent storage and parking options.

3  1  2 

**FOR SALE**  
\$389,000

**VIEW**  
By Appointment

**AGENTS**  
Adam Strong  
0427 102 420  
adam.strong@ljhooker.com.au

**AGENCY**  
LJ Hooker Young  
(02) 6382 2991

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Currently offering an estimated rental return of approximately \$350 - \$380 per week, this is a fantastic opportunity for both owner occupiers and savvy investors alike.

For further information or to arrange your inspection, contact Adam Strong on 0427 102 420.

Disclaimer: The above information in full and extract form has been furnished to us by the vendor of the property. We have not verified whether or not that information is accurate and do not have any belief one way or another in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is, in fact, accurate. The property is being offered for sale as per the Contract for Sale and interested parties should rely on their own legal advice as to the accuracy of the Contract.

Any aerial or location photos are shown for illustration purpose only and should not be relied upon for their accuracy. The boundaries are only approx. and all interested parties should make their own enquiries to determine whether or not this information is, in fact, accurate.

## MORE DETAILS

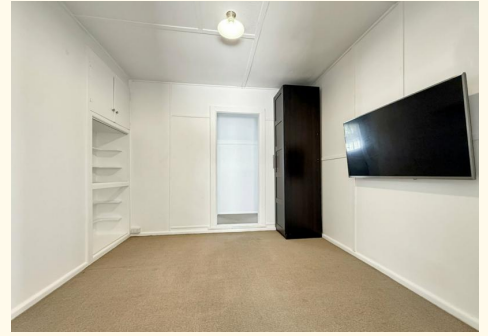
Property ID	BJNH6T
Property Type	House
Land Area	1012 m2
Including	Toilets (1)

### Adam Strong 0427 102 420

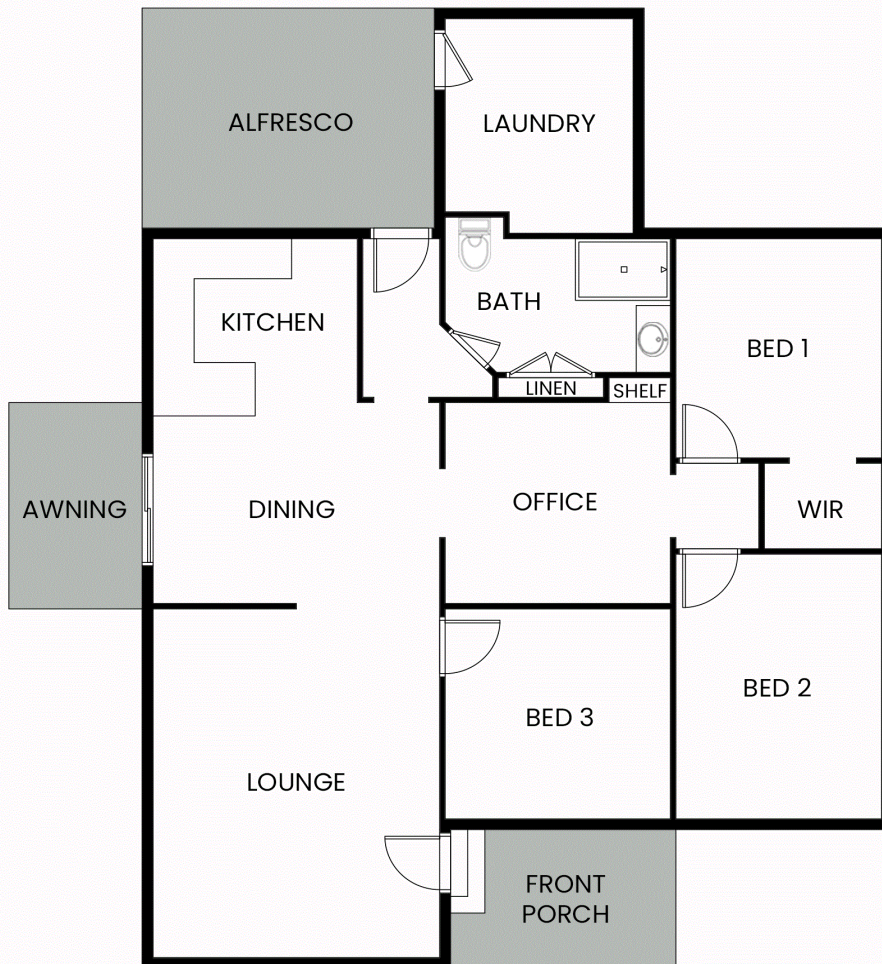
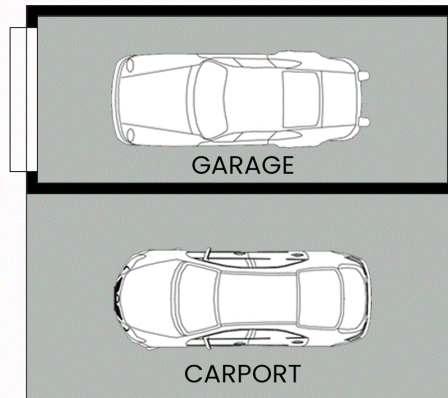
Director/Sales Manager | [adam.strong@ljhooker.com.au](mailto:adam.strong@ljhooker.com.au)

### LJ Hooker Young (02) 6382 2991

2-4 Short Street, YOUNG NSW 2594  
[young@ljhooker.com.au](mailto:young@ljhooker.com.au) | [young@ljhooker.com.au](mailto:young@ljhooker.com.au)



# 16 Wood Street, Grenfell NSW



This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. All enquiries must be directed to the agent, vendor or party representing this floor plan.



All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

