



## 13 Wilgoma Street, BOURKELANDS, NSW 2650

Home is where the heart is!

This family home, ready to move in, has your name on it.

For the first time offered to the market in 21 years, this family home, on 834 sqm, greets you with a carpeted formal lounge and a separate formal dining room upon entry. Quality timber joinery adds a special feature throughout.

The generous main bedroom features near-new carpet, double timber plantation shutters, walk-in robe and a freshly updated ensuite.

Bedrooms 2-4 all feature built-in robes, roller blinds and ample space for the family needs.

The main bathroom features a separate bath and shower, separate toilet and generous under-sink cabinetry.

Flowing into the main living zone, a beautiful, timber floor creates a warm, inviting atmosphere with screen doors flowing out to the alfresco area. An ideal breakfast bar

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 128P0017

**SALE DETAILS**

**\$800,000 - \$835,000**

**CONTACT DETAILS**

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**Jerome Smith**

offers informal dining alongside the large kitchen, which features a gas cooktop, rangehood, dishwasher, electric oven, great lighting, pantry and plenty of cabinetry.

The kitchen also provides internal access to the double lock-up garage.

With modern roller blinds throughout, ducted gas heating and evaporative cooling provide for year-round comfort. 12 solar panels help defray energy costs.

Beyond the house, enjoy beautiful, private gardens and cool off in the in-ground swimming pool throughout the summer. A garden shed caters for all of your outdoor storage needs.

A short walk away from Bedervale Park, Tatton Hill Reserve walking track, this home is also in close driving distance to Jubilee Park, Mount Austin Primary School, Mount Austin High School, the Lutheran School Wagga Wagga, Mater Dei, St Mary Mackillop Catholic College, places of worship, South City Shopping Centre, Bourke Street IGA and so much more.

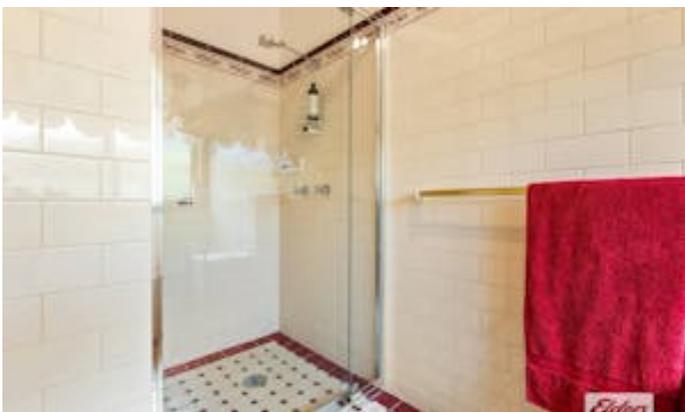
Blink and you will miss out.

Call now to arrange your inspection.

Other features: Car Parking - Surface, Carpeted, Close to Schools, Close to Shops, Close to Transport

- Land Area 834.00 square metres
- Building Area: 174.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 4
- Single garage
- Ensuite
- Floorboards











Jerome Smith

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Bourkelands NSW 2650



RESIDENCE APPROXIMATE AREA

INTERNAL AREA		174 SQM
EXTERNAL AREA		62 SQM
GARAGE		42 SQM
TOTAL		278 SQM

F = FRIDGE  
CPD = CUPBOARD, WM = WASHING MACHINE, FP = FIRE PLACE

Plans are not to scale & should be used as a guide only. Measurements are in metres.  
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NOT IN ACTUAL LOCATION



NOT IN ACTUAL LOCATION

