



92 Barmedman Avenue, GOBBAGOMBALIN, NSW 2650

LOCATION, OPPORTUNITY, TURN - KEY OPERATION.

Elders Real Estate Wagga Wagga Residential & Lifestyle has the privilege of presenting 92 Barmedman Avenue, Gobbagombalin NSW 2650.

Built 8 years ago by renowned Wagga Wagga Builder Glenn Bennett, this 4-bedroom, two-bathroom home ticks all the boxes for those wanting convenience, location and lifestyle.

With a functional floor plan, the separation of the bedrooms and living zones is a must see. The modern kitchen, with a gas cooktop, oven, dishwasher, functional cabinetry and an oversized pantry flows seamlessly into the tiled living | dining area combination.

A separate loungeroom complete with plantation shutters, carpet, evaporative cooling and heating adds to the homes spacious appeal.

The laundry is functional with plenty of cabinetry and Hampton style storage.

The master bedroom has plantation shutters, his and her walk-through wardrobe and

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TYPE: Sold

INTERNET ID: 128P0054

SALE DETAILS

\$778,000

CONTACT DETAILS

Elders Real Estate Wagga Wagga Residential & Lifestyle

an ensuite. Plantation shutters, built in wardrobes, carpet, evaporative cooling and gas heating is featured in every other bedroom.

The Alfresco area is prime for entertainment with kotzur canvas zip track blinds, tv bracket, tv and spa ready for all of the elements all year round.

A brilliant L shaped backyard which has orange, lemon and grapefruit trees is ideal for backyard cricket, soccer and has plenty of room for the growing family.

With the convenience of an oversized remote-controlled double lockup drive through garage it has an overall parking footprint for 6 smaller cars or 4 large cars in the garage| driveway area, there is also room for a trailer.

Positioned on a 770sm block of land and close to the Gobbagombalin off leash dog park, this property is within driving distance to the Goodstart Early Learning Centre Estella, Estella Public School, St Mary Mackillop Catholic College, The Riverina Anglican College, Kildare Catholic College and Wagga Wagga High School.

Additional features:

A drip-fed irrigation system is present in both the front and backyards.

Motioned sensor downlights in the front patio area.

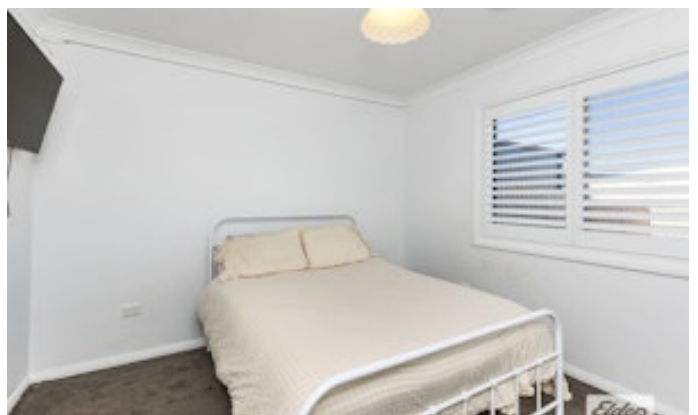
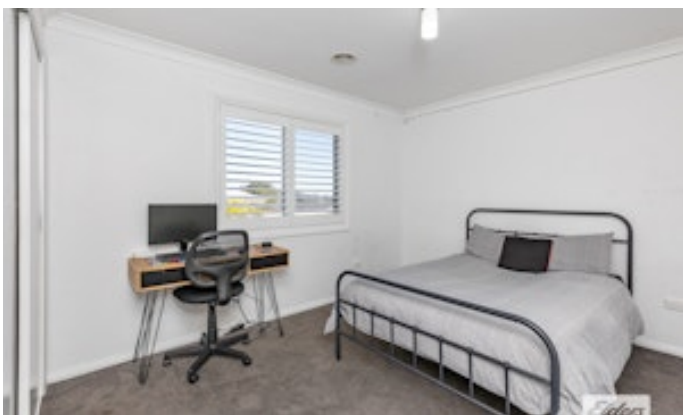
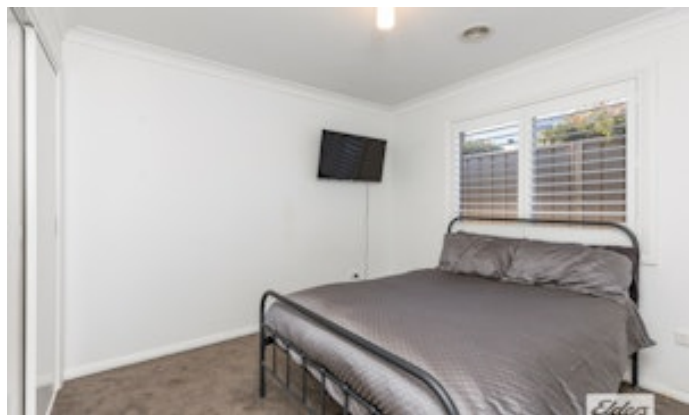
This won't last long.

Call now to arrange your inspection.

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

- Land Area 770.00 square metres
- Building Area: 274.50 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 4
- Double garage
- Ensuite









Jerome Smith
0412 786 571

92 BARMEDMAN AVE
GOBBAGOMBALIN

INTERNAL AREA		185 SQM
GARAGE		47 SQM
ALFRESCO		29 SQM
PORCH		13.5 SQM
TOTAL		274.5 SQM

F = FRIDGE
CPD = CUPBOARD, WM = WASHING MACHINE, DW = DISHWASHER

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