



## 75 Bourke Street, TURVEY PARK, NSW 2650

### The ultimate start!

That's right, life begins with your new home or investment property in this convenient, Turvey Park location.

Offering 3 bedrooms, double-brick and fibro construction, and a Colourbond roof, this home is as neat as a pin.

Bedrooms 1-3 are complete with carpet, roller blinds, and cupboards. The main bedroom features a near-new split-system air-conditioner.

With 9-foot ceilings throughout, good lighting, timber flooring, evaporative cooling, gas heating and a second split-system air-conditioner in the living/dining area, life will be very comfortable in this home.

A modern kitchen provides the perfect environment to cook up a storm, complete with a tiled splashback, rangehood, electric cooktop, oven, dishwasher, and good cabinetry.

The modern bathroom features wall to ceiling tiles, a designer vanity, toilet and shower.

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:** 128P0172

### SALE DETAILS

**\$679,950 - \$719,950**

### CONTACT DETAILS

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**Jerome Smith**

The laundry offers a second toilet for convenience.

Beyond the home, entertain on the back decking and alfresco area and enjoy your private backyard â## a blank canvas to plan your very own sanctuary. There's room for a trampoline, a fire pit, a chook shed, a veggie garden, a pool (STCA) or whatever outdoor space you'd like to create.

This property features electric gates at the front, a carport space and an overall parking footprint for 3 cars.

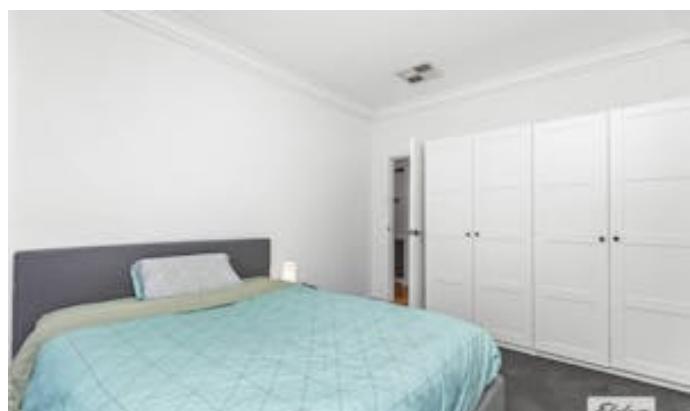
Within a short distance to Gissing Oval, Turvey Park shopping precinct, Henschke Catholic Primary School, Turvey Park Public School, Mount Austin Public School, Saint Mary Mackillop Colleges, churches, the Wagga Showground and the hospital precinct, this won't last long.

Blink, and you'll miss out.

Call today to arrange an inspection.

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

- Land Area 669.00 square metres
- Building Area: 97.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2
- Single carport
- Floorboards









Jerome Smith

0412 786 571

75 Bourke Street  
Turvey Park  
NSW 2650



RESIDENCE APPROXIMATE AREA  
INTERNAL AREA | 97 SQM  
EXTERNAL AREA | 44.8 SQM  
TOTAL | 141.8 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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