



10 Bulgary Place, BOURKELANDS, NSW 2650

Location, Convenience and Charm.

This charming 4-bedroom, 2-bathroom brick home is a rare find. Positioned on a generous 1,024sqm block of land and nestled in a highly sought after cul-de-sac location, the wait is over.

Be welcomed home daily with a beautiful vista, from the manicured gardens to the sweeping wrap around front verandah, there's nothing left to do but enjoy your surrounds.

Beyond the front door, you are greeted by polished timber flooring, 10-foot (approx.) ceilings and a grand elevated loungeroom complete with great lighting, carpet curtains and a cosy, open fireplace. A hallmark of this property is the flexible floorplan and separation of the living zones providing the perfect balance of comfort and convenience for the growing family.

The loungeroom flows seamlessly into the living and dining area, complete with a skylight, curtains, polished timber flooring and great lighting prime for entertaining guests.

TYPE: For Sale

INTERNET ID: 128P0185

SALE DETAILS

\$959,950 - \$989,950

CONTACT DETAILS

Jerome Smith
0412 786 571

The neat and functional kitchen provides good cabinetry, dishwasher, gas cooktop, rangehood and a space to push your culinary skills to the next level.

Ducted evaporative cooling and ducted gas under floor heating provide cooling and heating options in all of the elements.

Bedrooms 1-3 are complete with freshly painted interiors, carpet, blinds, built in wardrobes and good lighting. The Master bedroom features freshly painted interiors, carpet, sheer curtains, roller blinds and a neat and tidy ensuite.

The main bathroom features a generous shower, bath and vanity.

Beyond the home you are greeted with a spacious enclosed alfresco area suitable for all of your entertaining needs. The alfresco opens up to beautiful backyard setting with established gardens, a feature arbour and good fencing.

The large detached double lock up garage features an additional toilet and plenty of space for storage.

An overall parking footprint for 8 cars provides plenty of options for the growing family and busy professional.

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.

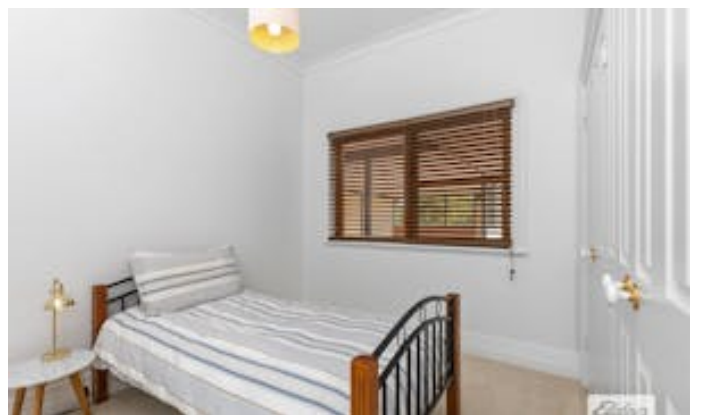
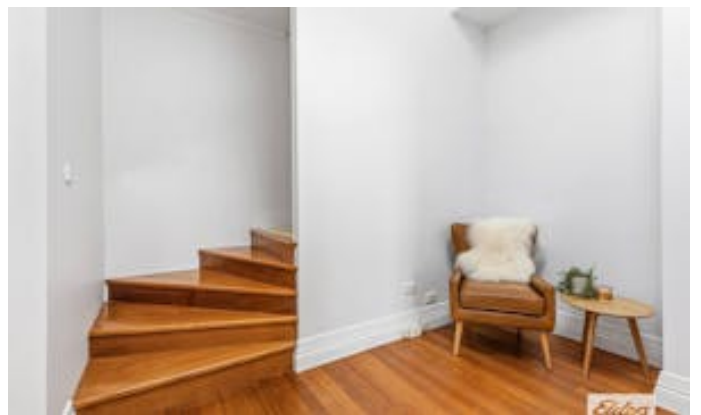
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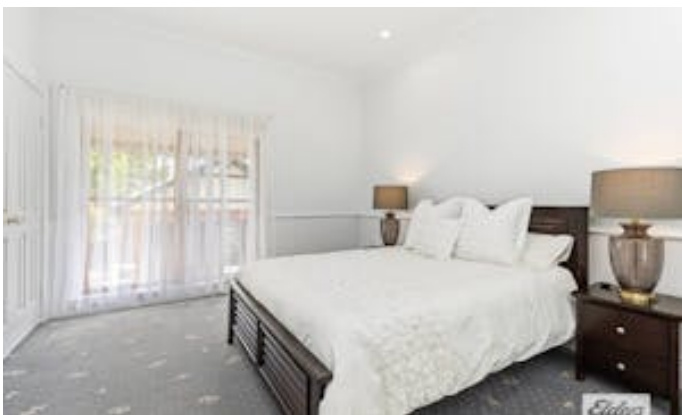
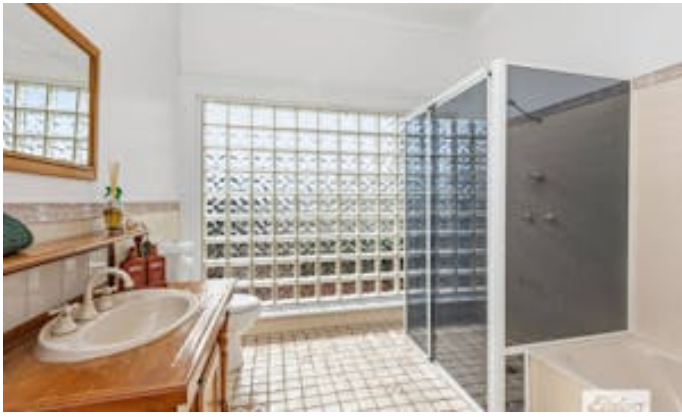
Call now to arrange your inspection.

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

- Land Area 1,024.00 square metre
- Building Area: 217.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 7
- Single garage
- Ensuite
- Floorboards











NOT IN ACTUAL LOCATION



Jerome Smith
0412 786 571
10 Bulgary Place
Bourkelands

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RESIDENCE APPROXIMATE AREA	
INTERNAL AREA	217 SQM
EXTERNAL AREA	90 SQM
GARAGE	44 SQM
TOTAL	351 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.
MARIAH@SHININGDESIGNS.COM.AU