



## 14 Paddlesteamer Court, THURGOONA, NSW 2640

### Form and Function

With an instantly appealing street scape and nicely positioned in desired Murray Park Estate in Thurgoona, you best look forward to creating a lifetime of lovely memories in this contemporary family home. The eye-catching front landscaping beckons you through to this pristinely presented home, comprising of an open plan lounge, dining and family space, with a tasteful and well-equipped kitchen complete with WIP, 900m oven and pendant lighting, and all clad in modern tones and finishes. All 4 bedrooms are generous, with the master being oversized and offering a WIR and a terrific ensuite. There's also a big laundry, a family-sized bathroom with separate loo, good storage and ducted heating and cooling year-round comfort. Outdoor entertaining is via the delightful alfresco that leads from the family space and thanks to the clever site plan and 6368m allotment, there's direct side-yard access via double gates to a good-sized caravan pad, with still ample room for furry companions or even a pool. Low-maintenance gardens front and back as well as having all of Thurgoona amenities all close by complete a tremendous, easy-living offering. For the intelligent investor, it presently rents to a very house-proud and long-term tenant on a month-to-month lease, with market rent at \$620 per week. Call now for inspection times.

- Land Area 636.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage

**TYPE:** For Sale

**INTERNET ID:** 21P10175

**SALE DETAILS**

**\$779,000**

**CONTACT DETAILS**

**Albury**

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**Manny Gonzalez**  
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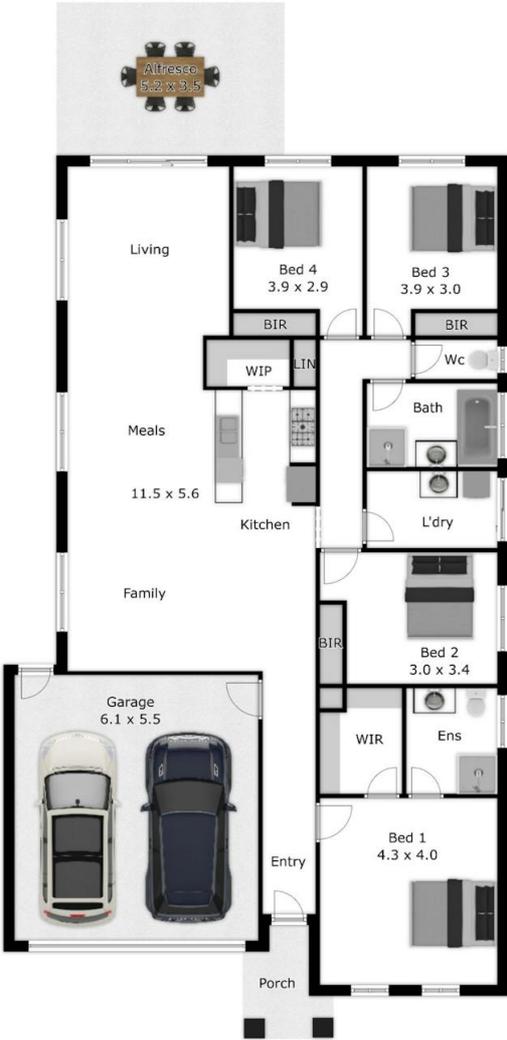








Shed  
2.8 x 3.0



Please note: This plan has been generated for advertising only and may not be exact. Interested parties are to do their due diligence to verify any information provided in this plan.