



## 8 Wills Court, THURGOONA, NSW 2640

### Family Friendly Court Location in Thurgoona

Nestled in a well positioned court, this modern family home is perfectly positioned just a short stroll from Thurgoona Shopping Centre, local parks, childcare facilities, Thurgoona Preschool, Thurgoona Public School & Charles Sturt University. With its thoughtful layout this home is a true sanctuary for families seeking both comfort and convenience.

Step inside to discover three spacious bedrooms, the master suite offering a touch of luxury with a walk-in robe and a private ensuite, while the remaining bedrooms feature built-in robes and are serviced by a stylishly appointed bathroom, complete with a separate toilet for added convenience. The home also boasts a dedicated office, perfect for working from home or as a quiet study space.

Two distinct living areas provide ample room for everyone to unwind. The front living room invites you in with its warm, cozy ambiance, while the family room and dining area create the perfect setting for everyday living. The heart of the home is the modern, well-appointed kitchen, where stone benchtops, blue subway tiling, and quality appliances, including a gas cooktop, electric underbench oven, and dishwasher, come together to create a space that's as functional as it is welcoming. A pantry and breakfast bar add the finishing touches, making this kitchen a hub for family gatherings.

**TYPE:** Sold

**INTERNET ID:** 21P8332

#### SALE DETAILS

**\$638,500**

#### CONTACT DETAILS

**Albury**

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WODONGA, VIC  
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**Jamie Maynard**  
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Outside, the covered alfresco area with high pitched roof, ceiling fans and decked flooring offers the ideal spot for outdoor entertaining, whether you're hosting a summer BBQ or simply enjoying a quiet evening. The double lock-up garage provides secure parking with internal access, while the additional freestanding covered area and garden shed cater to all your storage needs. And don't forget the concreted side that provides additional room for the caravan, boat or trailer!

With modern timber flooring in high-traffic areas, plush carpeting in the bedrooms and lounge, and an abundance of natural light throughout, this home exudes warmth and comfort. Ducted evaporative cooling, ducted gas heating, and ceiling fans ensure year-round comfort, making this property a true haven for its next lucky owners.

All set on a picturesque 525m<sup>2</sup> allotment with established gardens providing a lovely vista from every vantage point.

- Land Area 525.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double garage











APPROX. INTERIOR LIVING AREA  
175.4 sq. m

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.