



Brand New Villa - February 2020  
Completion



3



2



2

## 1/34 Cootamundra Boulevard, Gobbagombalin

Sold

This property is at lock up stage of construction, with fit out underway. Act quickly and enquire today to discuss this fabulous value packed villa and make a viewing time.

- Expansive open plan living is light filled and appealing
- Three spacious bedrooms, built-in robes
- Master complete with ensuite & walk-in robe
- Sleek in design and style with attractive finishing's throughout
- High gloss gourmet kitchen with s/s appliance gas cooktop, electric oven & dishwasher
- Beautiful modern bathroom
- Ducted gas heating & ducted evaporative cooling
- Private undercover alfresco, perfect for entertaining
- Double garage with auto panel lift door & internal access

Property ID: L1158161

Property Type: House

Garages: 2

**Mathew Longmore**

0407 100 892

mathew.longmore@wagga.rh.com.au

- Fully landscaped with compact low maintenance yard.
- An elevated aspect with a flat block, ideal for retirees.
- Rental potential of \$390 to \$410 per week
- Community title, NO body corporate fees
- A wonderful new home to enjoy or a set and forget investment property.

New first home loan deposit scheme available from 1 January 2020 (seek independent advice to confirm if you are eligible)



## 1/34 Cootamundra Bud Gobbagombalin



Floorplan for illustrative purposes only. Not to scale. Although we endeavour to provide a truthful representation, information provided in this document cannot be relied upon as accurate or complete. No responsibility is taken for any errors or omissions.

<b>Total</b>	<b>202m<sup>2</sup></b>
Living	143m <sup>2</sup>
Porch & Pergola	18m <sup>2</sup>
Garage	40m <sup>2</sup>