



**WAGGA WAGGA**  
10/210 Fitzmaurice Street

3  2  1 

## Brand New with Central Location

Superbly positioned just over 200m from Wagga's vibrant food and entertainment zone. The perfect downsizer, retirement option, investment or ideal for a professional couple looking for high end quality.


Featuring:

- Designer kitchen including stone bench-tops, stainless steel appliances include gas cook top, electric oven & integrated dishwasher
- Master bedroom includes lavish ensuite & walk-in robe
- Two additional queen-sized bedrooms with built-in robes
- Open plan living area
- Reverse cycle heating & cooling, zoned to all rooms
- Floating floors throughout living & carpeted bedrooms
- Single garage with remote & internal access
- Low maintenance living, landscaped gardens
- Private pergola for entertaining
- Full laundry with third toilet, great storage through out

<b>Property ID:</b>	L1111058
<b>Property Type:</b>	House
<b>Garages:</b>	1

### AGENT

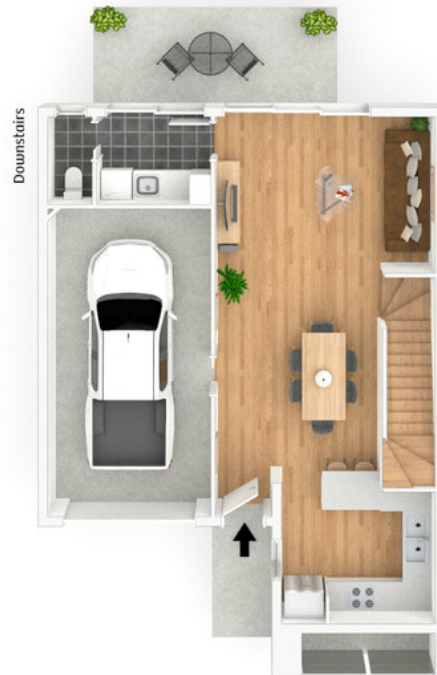
**Mathew Longmore**

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- 2.7m ceiling height on both levels
- Over 130sqm's of living
- Community Title – manager with lot owner insurance, \$300 per quarter

Enjoy the outstanding lifestyle that Central Wagga has to offer with restaurants, cafes, shopping, Murrumbidgee River walking track & recreation area & services.



## 210 Fitzmaurice Street Wagga Wagga



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>168m<sup>2</sup></b>
Living	133m <sup>2</sup>
Porch & Pergola	14m <sup>2</sup>
Garage	21m <sup>2</sup>