

**100 Barmedman I Avenue, Gobbagombalin, NSW
2650**



House For Sale

Sunday, 10 March 2024

100 Barmedman I Avenue, Gobbagombalin, NSW 2650

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 906 m2

Type: House



Jerome Smith
0412786571

\$850,000-\$899,000

Elders Real Estate Wagga Wagga Residential & Lifestyle has the privilege of presenting 100 Barmedman Avenue, Gobbagombalin NSW 2650. Built 7 years ago, this 4 bedroom plus study, two bathroom home ticks all of the boxes for the astute investor or those who want to hold and plan for the future. Currently being rented out to long term tenants with a rental return of \$725 per week, this home is your springboard into the highly sought after suburb of Gobbagombalin. With a functional floor plan, the separation of the bedrooms and living zones is a must see. The modern kitchen, with a Smeg gas cooktop, oven, dishwasher, functional cabinetry and breakfast bar flows seamlessly into the lounge| dining area combination. The master bedroom has an ensuite and walk-in wardrobe, with built in wardrobes, carpet, air conditioning and fan to every bedroom. The study is the perfect nook for the studious person, or ideal for a home business or flexible working arrangements. The Alfresco area is prime for entertainment which leads into a brilliant backyard with a workman's shed and overlooking a sparkling in-ground, fully fenced pool. With a remote-controlled double lock up garage, parking footprint for 5 cars and with high clearance fenced side access, it's a turn-key purchase. Positioned on a 906sqm block of land and close to the Gobbagombalin off leash dog park, this property is within driving distance to the Goodstart Early Learning Centre Estella, Estella Public School, St Mary Mackillop Catholic College, The Riverina Anglican College, Kildare Catholic College and Wagga Wagga High School. Other key features: Plantation shutters. Dual blinds. Tiles and carpet throughout. 2 x split systems air conditioners. Evaporative air conditioning. Solid Fuel Fire place. Wired secured cameras. Smart Lock and Smart door bell. Pool equipment. Call now to arrange your inspection.