

**11 Whitten Avenue, Boorooma, NSW 2650**

**MACARTHUR**  
REAL ESTATE

**Sold House**

Saturday, 23 September 2023

11 Whitten Avenue, Boorooma, NSW 2650

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 800 m2**

**Type: House**



Gill Davies

**\$830,000**

Nestled in the prestigious enclave of Boorooma, 11 Whitten Avenue invites you to experience the pinnacle of luxury living. From the moment you arrive, you'll be captivated by the grandeur of this immaculate residence. - Step inside and be greeted by soaring 2550mm ceiling heights adorned with three-step cornices, setting the stage for the opulence that unfolds within. With built-in wardrobes in every bedroom, this home offers both style and functionality- The king-sized master bedroom is a sanctuary of its own, promising serenity and space. The ensuite boasts double showerheads, impeccable finishes, and floor-to-ceiling tiles, a testament to uncompromising quality- The heart of the home, the kitchen, is a culinary masterpiece. Equipped with dual ovens and sleek finishes, it's the perfect space for creating gourmet meals.- Multiple living areas take full advantage views overlooking Cartwrights Hill. Each space is a canvas for your lifestyle, be it relaxation, entertainment, or gathering with loved ones- The expansive alfresco area is an entertainer's dream, beckoning you to host gatherings with ease. The in-ground watering system keeps the gardens lush and vibrant- With rear yard access, you have ample room to bring your shed and pool dreams to life, subject to Wagga Wagga City Council approval. Ducted heating and cooling throughout ensure comfort year-roundDon't miss the opportunity to call this masterpiece yours. Contact Gill today to schedule an exclusive viewing and experience the epitome of Boorooma living. Council Rates: \$2,481.87 per annumStrata Fees: N/A\*All information contained herein is gathered from sources we believe to be reliable, however, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.