

**116 Bruce Street, Coolamon, NSW 2701**

**Raine&Horne.**

**House For Sale**

Thursday, 16 November 2023

**116 Bruce Street, Coolamon, NSW 2701**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1388 m2**

**Type: House**



Claire Zollinger  
0413548305



Rosie Chapman  
0499924145

**\$789,000**

Commanding in facade & design, this prestigious property is set on a 1,388 m<sup>2</sup> block and is sure to fulfil your every need. Boasting three well sized bedrooms, all with built in robes and ceiling fans, a stunning master bedroom retreat with walk-in robe and ensuite, spacious formal lounge room with office nook, generous light filled open plan kitchen, dining and lounge room- a true entertainer's paradise as well as a high-end kitchen offering an abundance of storage, bench space with soft close drawers, island bench, dishwasher, stainless steel gas oven, double fridge space (with water connectivity) and walk-in pantry. Evaporative cooling and both gas & wood fire heating are all fixed to ensure seasonal comfort. The rear yard is effortlessly welcomed by glass sliding doors onto the timber decked entertaining area, featuring built in BBQ, garden views, kids play area and sparkling pool. The entertaining hub is complete with ceiling fans, down lights and roller block out blinds to enjoy across all seasons. The yard features low maintenance gardens serviced by a front & back irrigation system, stunning views over the township & mountains beyond, fire pit area, double carport and large lock up powered garage to house all of the toys. Situated within close proximity to the local Coolamon bike track, schools, main street and the sporting grounds and within a half hour drive to Wagga's CBD. This magic of this property truly needs to be inspected to be appreciated.