

# 3 NATHAN PLACE, Koorinal, NSW 2650



## House For Sale

Friday, 3 May 2024

3 NATHAN PLACE, Koorinal, NSW 2650

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 861 m2

Type: House



Kerry Flinn

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**\$749,900**

Situated in a very popular area of Koorringal in a quite cul-de-sac. Four generous bedrooms with built-in robes - main bedroom has ensuite with shower, toilet and vanity. Main bathroom has separate bath, shower, toilet and full length vanity with full length mirror. All set amongst quality homes - this residence is the perfect family home or investment property. Good tenant paying \$500 p/w who is keen to stay on. Lease expires 24th January 2025. FEATURES

INCLUDE: BEDROOMS 4 Bedrooms with carpeted floors - all with built-in robes BATHROOM Main bathroom has bath, shower and separate toilet Ensuite has shower, vanity and toilet LIVING AREAS Open plan kitchen/dining with 2 formal living areas KITCHEN Galley style kitchen with breakfast bar and stainless steel sink Generous cupboard space with utility cupboard Gas cooktop with electric oven and microwave shelf CAR SPACE / ACCOMMODATION: Double lockup garage with drive thru access to huge paved area adjoining full length rear verandah OUTDOOR Covered front verandah and large paved rear verandah with BBQ area Secure large rear yard CLIMATE CONTROL Ducted evaporative air conditioning throughout plus gas heating Great location being a short 5 minute drive to the Koorringal Mall Shopping Centre or 10 minutes to Wagga Wagga's CBD. LAND SIZE: 861 m<sup>2</sup> LAND RATES: \$2,123 pa\* 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.