

**31 Bourkelands Drive, Bourkelands, NSW 2650**

**Raine&Horne.**

**House For Sale**

Saturday, 9 December 2023

31 Bourkelands Drive, Bourkelands, NSW 2650

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 786 m2**

**Type: House**



Claire Zollinger  
0413548305



Rosie Chapman  
0499924145

**\$610,000**

Located within the highly sought after estate of Bourkelands, this immaculate brick home highlights an outstanding opportunity for the home buyer, investor or owner occupier. Offering, an open plan light filled living area opening onto the modern kitchen with ample bench space, storage & gas cooking, a second living area ideally appointed to overlook the rear yard, two generous bedrooms with walk in robes, a spacious master bedroom retreat with generous walk in robe & tasteful ensuite as well as a tidy bathroom with separate toilet. Ducted heating & cooling has been fixed throughout to ensure seasonal comfort. Outside highlights an easy maintenance yard with well established lawns & gardens and drive through access from the double lock up garage. Situated within close proximity to local shops, schools, parkland and within a 10 minute drive of Wagga's CBD.