

# 31 DURACK CIRCUIT, Boorooma, NSW 2650



## Sold House

Saturday, 23 September 2023

31 DURACK CIRCUIT, Boorooma, NSW 2650

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 613 m2

Type: House



Colin McGill  
0407204138



Mel Vidler  
0407204138

**\$800,000**

Situated in the highly sought-after Boorooma suburb, this brand new four-bedroom family residence offers a tranquil lifestyle in an excellent location. Featuring a functional layout, this home provides convenience for families with multiple living areas and ample space. It is perfect for a growing family located in a quiet street and or a valuable addition to your investment portfolio.

**FEATURES INCLUDE**

- BEDROOMS** Four generously sized bedrooms all with built-in robes. Main bedroom is at the rear of the home with a large walk-in robe and large ensuite.
- BATHROOM** The main bathroom has a large bath, shower, vanity and separate toilet.
- FAMILY LIVING** Large formal lounge room to the front of the home, and open plan kitchen meals and family room at the rear.
- KITCHEN / DINING** Large kitchen with ample storage, stainless steel appliances, gas cooktop and electric fan forced oven and a dishwasher.
- CAR SPACE / ACCOMMODATION** Double lockup garage with remote roller doors and rear access.
- OUTDOOR** Large outdoor alfresco area for entertaining.
- CLIMATE CONTROL** Ducted heating and cooling throughout the home for all year comfort.
- OTHER** Secure backyard with low maintenance plants and gardens.

This family home is located walking distance to Estella's new primary school, and a short drive into Wagga Wagga's CBD. With plenty on offer don't miss your opportunity to purchase a stunning home. Call today and arrange your private inspection.

**LAND SIZE:** 613 m<sup>2</sup> **WWCC RATES:** TBA 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.