

**92 WALLACE STREET, Coolamon, NSW 2701**



**House For Sale**

Wednesday, 24 April 2024

92 WALLACE STREET, Coolamon, NSW 2701

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Holly Newbigging  
0408963598

**\$625,000 - \$685,000**

Pick from one of two impressive four-bedroom properties, representing an outstanding opportunity to acquire a brand new home at an affordable price. Offering a list of upgraded inclusions; stone benchtops, ducted heat and cool, two separate living areas, just to name a few. Designed for those looking for a low maintenance easy care home, plus side access room to park the caravan/boat/trailer. Discover heritage streetscapes and rare shopping in the country town of Coolamon. There are charming pubs with wide verandahs, beautiful picnic spots with manicured gardens and impressive bike and walking tracks. This rural retreat is within 30 minutes' drive to Wagga Wagga. Due for competition 20/05/2024. FEATURES INCLUDE: LIVING AREAS Open plan living 2nd living option KITCHEN Stone benchtops Dishwasher Gas cooking Walk-in pantry BEDROOMS All with built in robes MASTER Ensuite Walk-in robe BATHROOM Double vanity Separate toilet Freestanding bath CLIMATE CONTROL Ducted evaporative cooling Ducted gas heating STORAGE / CAR ACCOMMODATION Double garage Remote access OUTDOORS Under cover entertaining area Low maintenance yard Side access Room to park caravan/trailer LAND SIZE: TBA m<sup>2</sup> LAND 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.