

**15 Valencia Drive, Gobbagombalin, NSW, 2650**



**House For Sale**

Thursday, 31 October 2024

15 Valencia Drive, Gobbagombalin, NSW, 2650

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Holly Newbigging

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## DISCOVER THE PERFECT BLEND OF STYLE AND FUNCTION

Perfectly crafted for those who cherish entertaining and designed for contemporary family living.

Featuring an array of versatile living spaces, soaring ceilings, and abundant natural light from skylights, this residence includes a generous master suite, a dedicated home office, and an oversized garage. The expansive backyard is an entertainer's dream, complete with an outdoor kitchen featuring a built-in beer tap, a cozy fireplace, retractable awnings, and a sparkling inground pool, along with convenient side access for caravan parking.

Built in July 2023, every detail of this home reflects meticulous craftsmanship and an unwavering commitment to quality.

Situated in a thriving and sought-after area, this property is just moments away from Wagga Wagga's CBD, local schools, Estella and Boorooma Shopping Centres, parks and CSU, offering a vibrant lifestyle for families and entertainers alike.

### FEATURES INCLUDE:

#### LIVING AREAS

- Open plan lounge dining
- Built-in cabinetry
- Raked ceilings
- Sky lights
- 2nd living option

#### KITCHEN

- Stone benchtops
- Dishwasher
- Walk-in pantry

#### BEDROOMS

- All with built-in robes

#### MASTER

- Ensuite
- Walk-in robe
- Veri shades

#### BATHROOM

- Separate powder room
- Walk-in shower
- Double vanity
- Freestanding bath

#### CLIMATE CONTROL

- Ducted evaporative cooling
- Ducted gas heating

#### STORAGE / CAR ACCOMMODATION

- Double garage with extra storage area
- Walk-in linen

#### OUTDOORS

7m x 3.4m salt water pool - provisions for heating

Under cover entertaining area

Pull down awnings

Built-in BBQ

Built-in beer tap

Bluetooth speakers

Fire place

OTHER

Double glazed Windows

plantation shutters

LAND SIZE: 819 m<sup>2</sup>

LAND RATES: \$2,685 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