

**3/200 FITZMAURICE STREET, Wagga Wagga, NSW  
2650**



**House For Sale**

Tuesday, 25 June 2024

3/200 FITZMAURICE STREET, Wagga Wagga, NSW 2650

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 140 m2**

**Type: House**



Harry Mangelsdorf  
0407204138



Amanda Tilyard  
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**\$559,000 - \$589,000**

It is near impossible to get any closer to the hustle and bustle of Wagga's CBD than this iconic central property. Located in the highly sought after Fitzmaurice Street complex, you will have nightlife and nature on your doorstep. With a timeless design, this practical home is ideal for a townhouse, down sizer or investment. FEATURES INCLUDE: BEDROOMS Two bedrooms, both with built-in robes The master bedroom has french doors opening to a balcony overlooking the Fitzmaurice Street and The Murrumbidgee River LIVING AREAS Open living space to the front of the home with plenty of natural light KITCHEN / DINING Updated kitchen with dishwasher and ample storage space Dining space joins the kitchen leading to the back terrace CAR SPACE / ACCOMMODATION Lock up garage with electric roller door CLIMATE CONTROL Ducted evaporative cooling and gas heating LAND SIZE: 140 m<sup>2</sup> LAND RATES: \$2,171 pa STRATA FEES: \$500 per quarter \*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.