

**3 Wills Court, Thurgoona, NSW 2640**



**House For Sale**

Saturday, 29 June 2024

3 Wills Court, Thurgoona, NSW 2640

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 616 m2**

**Type: House**



Brent Booker

0467667226

## For Sale

A perfect example of comfortable family living, this neat and tidy home provides a quiet retreat for the growing family while being situated on a low maintenance allotment. Positioned in walking distance to the Thurgoona Plaza and just a quick drive to the Golf Course and freeway access as well as various parks, schools and amenities, this home is in a prime location. This fabulous opportunity features a large master suite with walk in wardrobe & ensuite, three generous-sized bedrooms all with built in wardrobes, private formal lounge and a tiled open plan lounge room, dining and kitchen area, modern kitchen with an island bench, ample cupboard space, gas cooktop and electric oven. The second bathroom is inclusive of a powder room and a bath and a separately appointed toilet. With gas heating ducted evaporative cooling throughout, you are treated to year-round comfort, as well as plenty of storage with a well-sized shed, oversized caravan/trailer carport with roller door and street access and a double car lock up garage with remote roller access and internal entry. The large outdoor area overlooking the low maintenance lawns and gardens is perfect for entertaining guests with an undercover alfresco area. This gorgeous family home in prime position with a beautiful façade and surrounding quality homes is perfect for an owner occupier or an investor with a current rental income of \$520 per week. Rates: \$1,629.65 PA Water: \$855.25 PA plus consumption