

**46 Wirraway Boulevard, Badagarang, NSW 2540**

G.J. Gardner. HOMES

**House For Sale**

Tuesday, 2 July 2024

46 Wirraway Boulevard, Badagarang, NSW 2540

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 304 m2**

**Type: House**

**\$827,000**

Prepare to be dazzled by the extraordinary excellence of this exclusive House & Land package from G.J. Gardner Homes Shoalhaven. Nestled on an enchanting tree-lined boulevard within the esteemed Maculata Park estate, this gem promises an enchanting lifestyle with awe-inspiring views of the majestic Cambewarra Mountain. Coast inclusions 20mm Caesarstone to Kitchen Franke Appliances, sink & tapware to Kitchen 2700mm High ceilings with 2340mm high doors BAL 12.5 Upgrades & Report External Tiles to Covered Porch & Alfresco Carpet & Vinyl Flooring Throughout 7 Star BASIX Allowance 100m of Concrete Piers H2 Class Waffle Slab 2448 Panel-lift Door with Remotes 4,000L Water Tank Facade as shown Immerse yourself in the artistry of our expert Colour Consultant, who has meticulously crafted a sensational color palette, giving this home its own unique and captivating character. Witness the perfect marriage of Foundation Stone bricks and Taupe Grey cladding, creating an irresistible charm that perfectly complements the elegance of this prestigious estate. Prepare to be entranced by a home that seamlessly blends style and functionality into a masterpiece of design. Explore this north-facing property, boasting an exceptional private outdoor living area that's perfect for seamless transitions from the covered alfresco space to the open-plan living area. This creates the ultimate entertaining hub for you and your loved ones, where memorable moments await. Set on a generous 305 sqm lot, this remarkable three bedroom home boasts a spacious 192.84 sqm of living space, offering you the perfect canvas for your dream lifestyle. Build your dream home or investment with the trusted expertise of G.J. Gardner Homes Shoalhaven, your locally owned and operated builder with over 12 years of experience in the area. Don't let this opportunity slip through your fingers; claim your place in a home where every detail has been meticulously considered. Embrace the lifestyle you deserve and make this remarkable property your very own.