

# 1/32 Avocet Drive, Estella, NSW 2650

## Unit For Sale

Tuesday, 25 June 2024

1/32 Avocet Drive, Estella, NSW 2650

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 374 m2

Type: Unit



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**\$470,000**

Ease and convenience in this charming two-bedroom villa, a perfect match for first-time buyers, investors, and university students alike. Nestled in a prime location, this delightful villa offers a seamless blend of comfort and functionality. As you step inside, the study room, bathed in natural light thanks to a generous skylight, presents an ideal space for focused work or creative endeavours. The heart of the home is the open plan living area, where the kitchen, dining, and lounge merge to create an inviting atmosphere for relaxing evenings or hosting gatherings. Both bedrooms are thoughtfully designed, providing a retreat after a busy day. Comfort is paramount here, with ducted reverse cycle heating and cooling ensuring a pleasant environment year-round. Outside, the low maintenance yard beckons for alfresco dining or simply enjoying the sunshine, without the burden of extensive upkeep. Parking is made easy with a dedicated single garage. Situated within a stone's throw from Estella Shopping Centre, Charles Sturt University, and just a short drive from the bustling Wagga CBD, this villa is a gem waiting to be claimed. Embrace a lifestyle of convenience and tranquility in this impeccably positioned home, where every need is just moments away. Currently rented for \$380pw in lease until January 2025. Disclaimer: All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own enquiries. Some of our properties are marketed from time to time without a price guide at the vendors request. This website may have filtered the property into a price bracket for website functionality purposes. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing. <https://prdwagga.com.au/privacy-policy/>