

**13/45-47 Golf Course Road, Barooga, NSW, 3644**



**Unit For Sale**

Friday, 27 September 2024

13/45-47 Golf Course Road, Barooga, NSW, 3644

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**

## **Relax & Enjoy Without The Maintenance!**

Discover your dream retreat in this beautifully maintained townhouse, nestled within a serene private development just moments away from the vibrant Barooga Sports/Golf Club, the welcoming Barooga Hotel, and the stunning bushlands along the Murray River.

This charming abode boasts two generously sized bedrooms, both with built-in robes, including a master suite complete with a stylish ensuite. The guest bathroom, conveniently accessible from the second bedroom, adds to the home's functionality.

Step inside to find a spacious open floor plan that seamlessly blends comfort and elegance, leading you to a delightful covered rear patio and BBQ area, perfect for entertaining friends and family year-round, with protective blinds for added comfort.

Every corner of this townhouse has been tastefully decorated, showcasing a modern kitchen and dining area equipped with a dishwasher, electric stove, and expansive breakfast bar – ideal for culinary enthusiasts. Enjoy the luxury of brand-new floor coverings, blinds, and curtains throughout, complemented by two reverse cycle air conditioners and ceiling fans, ensuring year-round climate control.

Plus, with 12 solar panels to help reduce energy costs, this property is as economical as it is inviting. The convenience of a carport, garage, and garden shed, combined with a fully fenced private rear yard, creates the perfect setting for relaxation and leisure.

Don't miss this exceptional opportunity to own a slice of Barooga paradise!