

**14 Cootamundra Blvd, Gobbagombalin, NSW, 2650**



**Villa For Sale**

Sunday, 18 August 2024

14 Cootamundra Blvd, Gobbagombalin, NSW, 2650

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



Holly Newbigging  
0407204138

## LOW MAINTENANCE LIVING IN PRIME LOCATION

This pristine freestanding villa is crafted for effortless, low-maintenance living.

Boasting a functional layout with ample space and numerous upgraded features, it's ideal for downsizers or those seeking a prime investment opportunity.

Highlights include an open-plan lounge and dining area, ducted heating and cooling, large undercover entertaining area, an enclosed yard, and more.

Conveniently located just moments from the university campus, medical facilities, shopping centres, and a short drive to Wagga Wagga's CBD.

### FEATURES INCLUDE:

#### LIVING AREAS

Separate Lounge dining  
Plantation shutters

#### KITCHEN

Dishwasher  
Gas cooking

#### BEDROOMS

All with built-in robes

#### BATHROOM

Three way bathroom  
Separate toilet

#### CLIMATE CONTROL

Ducted evaporative cooling  
Ducted gas heating

#### STORAGE / CAR ACCOMMODATION

Single lock up garage with internal access

#### OUTDOORS

Under cover entertaining area  
Low maintenance enclosed yard  
Established garden

LAND SIZE: 366 m<sup>2</sup>

LAND RATES: \$1,917 pa

\*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.