

**160/148 Gurwood Street, Wagga Wagga, NSW, 2650** 

## **Villa For Sale**

Sunday, 3 November 2024

160/148 Gurwood Street, Wagga Wagga, NSW, 2650

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Villa**

## Immaculate Villa with Dual Living Areas & Alfresco, Close to Everything

This delightful brick-and-tile villa in the picturesque Windermere complex is ideally situated in the heart of Wagga Wagga. The villa benefits from a full-width front verandah with decorative metal lacework & a landscaped garden with manicured hedges & well-kept flowering shrubbery. The villa has only one common wall, with vacant common land on the other side. Located within 2 km of three shopping centres & close to schools, sports & medical facilities, this low-maintenance villa will suit all ages & stages, from a couple or young family to older adults wishing to downsize to an uplifting & manageable residence.

- ☑ A wide paved driveway leads to a wide single remote-controlled garage
- ☑ A generous living area with A/C enjoys north-east-facing windows with views
- ☑ The new kitchen is smart with breakfast bar, floating timber floor, servery to the family room above the double sink & separate walk-in pantry. It includes new dishwasher & stove, & access to laundry & garage
- ☑ A good-sized dining area is served by the kitchen. It bridges between front living room & rear family room, continuing to the outdoor entertaining zone
- ☑ The spacious carpeted family room is the bright & comfortable family hub with big windows looking out on the rear garden. Part of the family room could be used as a study or easily converted to a third bedroom (STCA)
- ☑ The family room flows out to the paved & covered rear patio, a lovely space with timber lattice panels surrounded by garden & perfect for BBQs & alfresco dining
- ☑ Both bedrooms have large, well-oriented windows for brightness & large built-in robes, the master bedroom also with a bay window, ceiling fan & A/C
- ☑ New bathroom includes a hobless shower with wall recess, vanity & separate toilet
- ☑ Laundry has a large linen cupboard & direct access to the garage, kitchen & outdoors

FURTHER HIGHLIGHTS INCLUDE: Underfloor heating in the living areas; entrance lobby; double storage cupboard; tandem parking space outside garage; new plantation shutters to front windows; new paint, new door furnishings, new downlights, new light fittings & new quality carpet with extra underlay for comfort; three new air-conditioning units (inverters) new block-out blinds; gas hot water (& can connect to gas for heating); garden sprinkler system; NBN connected; security screens to front & rear doors

### CONVENIENT LIFESTYLE

- ☑ Clinic & dentist (350m); hospital (1 km); Sturt Mall & Coles (2 km); Wagga Marketplace & Woolies (2 km); Riverina Plaza & Aldi (2 km); South-city (5.5 km)
- ☑ RSL Club & bowls (400m); tennis (1.1 km); turf club (1.3 km); 10-pin bowling (1.4 km); cinemas (1.4 km); pool (2.1 km); skate park (2.4 km); golf (5.4 km)
- ☑ Zoned for Wagga Public School (1.2 km) & Wagga High School (2.5 km), with other good schools nearby including St Mary Mackillop Colleges (2.9 km), Wagga Wagga Christian College (5.7 km), & Lutheran School (6 km)
- ☑ Wagga riverside beach & playground (2.3 km); Albury (124 km); Canberra (240 km); Melbourne (450 km); Sydney (454 km); easy access to major highways

This bright & comfortable home has easy accessibility, low-upkeep gardens & an excellent location, & it is ready to move into, so will appeal to couples, young families, downsizers & investors. Contact Marya on 0425 275 555 for more information or to arrange an inspection.