

**44 Matilda Crescent, Gumly Gumly, NSW, 2652**

**House For Sale**

Saturday, 18 January 2025



44 Matilda Crescent, Gumly Gumly, NSW, 2652

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 6**

**Area: 6387 m2**

**Type: House**



Colin McGill  
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Rob Fuller  
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## FOR THE BIGGEST FAMILY WITH DUAL OCCUPANCY IN GOVERNORS HILL

FOR THE BIGGEST FAMILY WITH DUAL OCCUPANCY IN GOVERNORS HILL Located in the executive Governors Hill Estate and perched on just over an 1½ acres, this quality-built large family home is ideal for the growing family who are looking for lots of living space and a rural lifestyle. With multiple living options on offer, and an approved granny flat/ one-bedroom self-contained unit your options are endless. Located only a short drive to Wagga Wagga's CBD, schools and shopping you can have the best of both worlds. FEATURES INCLUDE: BEDROOMS 5 generously sized bedrooms and a huge main bedroom, with great walk-in robe and spacious ensuite BATHROOMS Main bathroom has bath, shower and vanity plus separate toilet Ensuite has large vanity, walk-in shower and toilet The self-contained unit has a full bathroom with vanity, shower and toilet FAMILY LIVING Multiple living options comprising of a large open plan kitchen, meals family Parents retreat / sitting room Separate rumpus / games room complements the family living space KITCHEN / DINING Gourmet kitchen with Schweigen range hood 900mm freestanding oven with gas cooktop Miele dishwasher Stone benchtops Soft close cabinetry Large walk-in pantry CAR SPACE / ACCOMMODATION Extremely large triple lock up garage with remote control panel lift doors Internal access OUTDOOR Large covered alfresco entertaining area Inground salt pool for those hot summers Large pool gazebo Large 14.9m x 10m colorbond shed with 3 remote roller doors 2 x 5000L water tanks 23 zoned irrigation system that is remote controlled Rear yard access CLIMATE CONTROL Ducted Daikin 25 Kw reverse cycle ducted heating and cooling throughout the home for year-round indoor comfort OTHER 2.7m high ceilings 10 Kw solar system The home is completely wired with Cat6 wiring Quality fixtures throughout With extensive landscaping and plenty of mature trees and gardens this could be your dream paradise. With over 325 m<sup>2</sup> of living on offer it's now time to enjoy the good life with the family. Call today and arrange your private inspection LAND SIZE: 6387 m<sup>2</sup> WWCC RATES: \$4,022 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.