



For Sale

 4  2  2  421.0m<sup>2</sup>

## SEMI -DETACHED - THE ESPLANADE

Presenting an exceptional investment opportunity at 44 The Esplanade, Wagga Wagga—a beautifully renovated duplex seamlessly blending heritage charm with contemporary convenience. Set on a generous 421sqm and comprising two separately titled villas, this unique offering is superbly positioned mere steps from the lagoon and within easy walking distance to vibrant parklands, bustling cafes, acclaimed local restaurants, and the heart of Wagga's CBD.

-Each villa features two spacious bedrooms with built-in robes, high ceilings, deep-set sash windows, picture rails, and polished timber floorboards

- Open plan living and dining areas adjoin a modern kitchen, thoughtfully appointed with ample storage,

### PRICE

\$745,000 each

### ADDRESS

44 and 44a The Esplanade, Wagga Wagga, NSW 2650

### AGENTS

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 **Professionals**

Every precaution has been taken to establish accuracy of the information but does not constitute any representation by the vendor or real estate agent. You should make your own enquiries as to its accuracy.

