





## Home Sweet Home

 4
  2
  2

## 4 Selwyn Place, Tatton

Sold for \$707,000 (Aug 12, 2024)

Located within the highly sought after estate of Tatton, this elevated brick home highlights an abundance of space & style.

Offering, a family friendly floorplan, with generous portions of space throughout, the property boasts; an open plan light filled living/dining area with stunning views over East Wagga and beyond, a tidy kitchen with ample bench space, storage & gas cooking, a separate formal lounge/kids rumpus room, three generous bedrooms with built in robes, a spacious master bedroom retreat with generous walk in robe & tasteful ensuite as well as a tidy three-way main bathroom.

Ducted heating & cooling has been fixed throughout to ensure seasonal comfort.

Outside highlights an easy maintenance yard with well established lawns and gardens, a large entertainment deck and double lock up garage.

Situated within close proximity to local schools, shops and public transport this Tatton beauty offers a fantastic opportunity for the first home buyer, investor or up-sizer.

**Property ID:** L28090156

**Property Type:** House

**Garages:** 2

**Land Area:** 771.3 sqm

**Claire Zollinger**

0413 548 305

[claire.zollinger@wagga.rh.com.au](mailto:claire.zollinger@wagga.rh.com.au)



4 Selwyn Place  
Tatton

**Raine&Horne®**



<b>Total</b>	<b>282m<sup>2</sup></b>
Living	204m <sup>2</sup>
Porch & Pergola	38m <sup>2</sup>
Garage	40m <sup>2</sup>

Floorplan for illustrative purposes only. Not to scale. Information provided in this document cannot be relied upon as accurate or complete. No responsibility is taken for any errors or omissions. © Justin Green 2023. Unauthorised use is strictly prohibited under the Copyright Act 1968.