

## Spacious Family Living with Strong Investment Potential



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### 10 Paull Street, Koorungal

**\$620,000**

Welcome to market – 10 Paull Street, Koorungal – a generous and flexible family home located in one of Wagga’s most convenient suburbs. With a tenancy in place until 26th March 2026 and renting at \$620 per week, this is a perfect addition to your investment portfolio.

Boasting a versatile layout, this home features 5 bedrooms and 2 bathrooms, including an ensuite off the master bedroom. A formal lounge provides the perfect space for entertaining or relaxing with family, while the fifth bedroom or games room comes complete with its own split system, ideal for guests, teenagers, or working from home. A private parents’ retreat off the master adds a touch of separation, and ducted evaporative cooling ensures comfort throughout.

Outside, the home offers a large enclosed yard, garden shed, and a covered entertaining area, perfect for year-round enjoyment.

Positioned just minutes from Koorungal Mall, parks, and a range of primary and secondary schools, this home combines space, functionality, and unbeatable convenience.

Whether you’re looking to invest or secure a home with future potential, this property ticks all the boxes.

**Property ID:** L35405187

**Property Type:** House

**Building / Floor Area:** 226

**Garages:** 2

**Land Area:** 822.0 sqm

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