

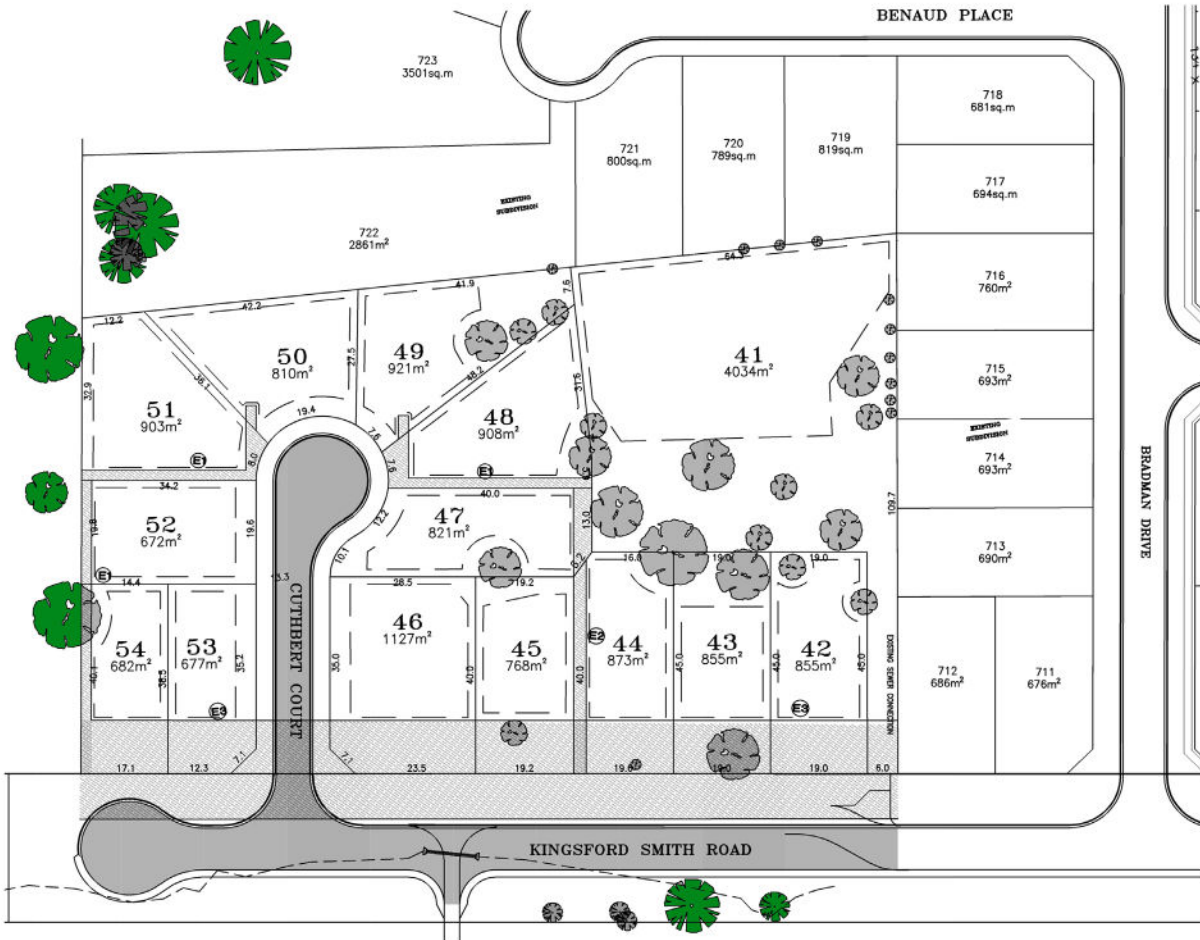


PRD Wagga is delighted to present an exclusive opportunity to acquire highly sought-after residential blocks within the thriving locale of Boorooma.

PRD Wagga is delighted to present an exclusive opportunity to acquire highly sought-after residential blocks within the thriving locale of Boorooma. Comprising a total of 13 meticulously planned blocks, ranging in size from 672m<sup>2</sup> to 1127m<sup>2</sup>, these parcels of land boast a gentle elevation that affords captivating panoramic views. Strategically positioned in close proximity to Charles Sturt University, TRAC (The Leisure and Aquatic Centre), two prominent shopping centers, efficient public transportation, and a mere stone's throw away from Wagga's central business district, these residential blocks offer an unparalleled combination of convenience and tranquility.

Emphasizing our commitment to quality, all blocks are now fully serviced, ensuring a seamless and expedited development process for prospective buyers. This prime real estate is poised for immediate development, presenting an exceptional opportunity for those seeking to build their dream homes or make strategic real estate investments.

Given the limited availability of these premium blocks, astute investors and homebuyers alike are urged to act promptly to secure their stake in this prime Boorooma development. Seize the moment and make your mark in one of Wagga's most coveted residential precincts. PRD Wagga invites you to explore the potential and embrace the unique lifestyle that these thoughtfully curated blocks afford.



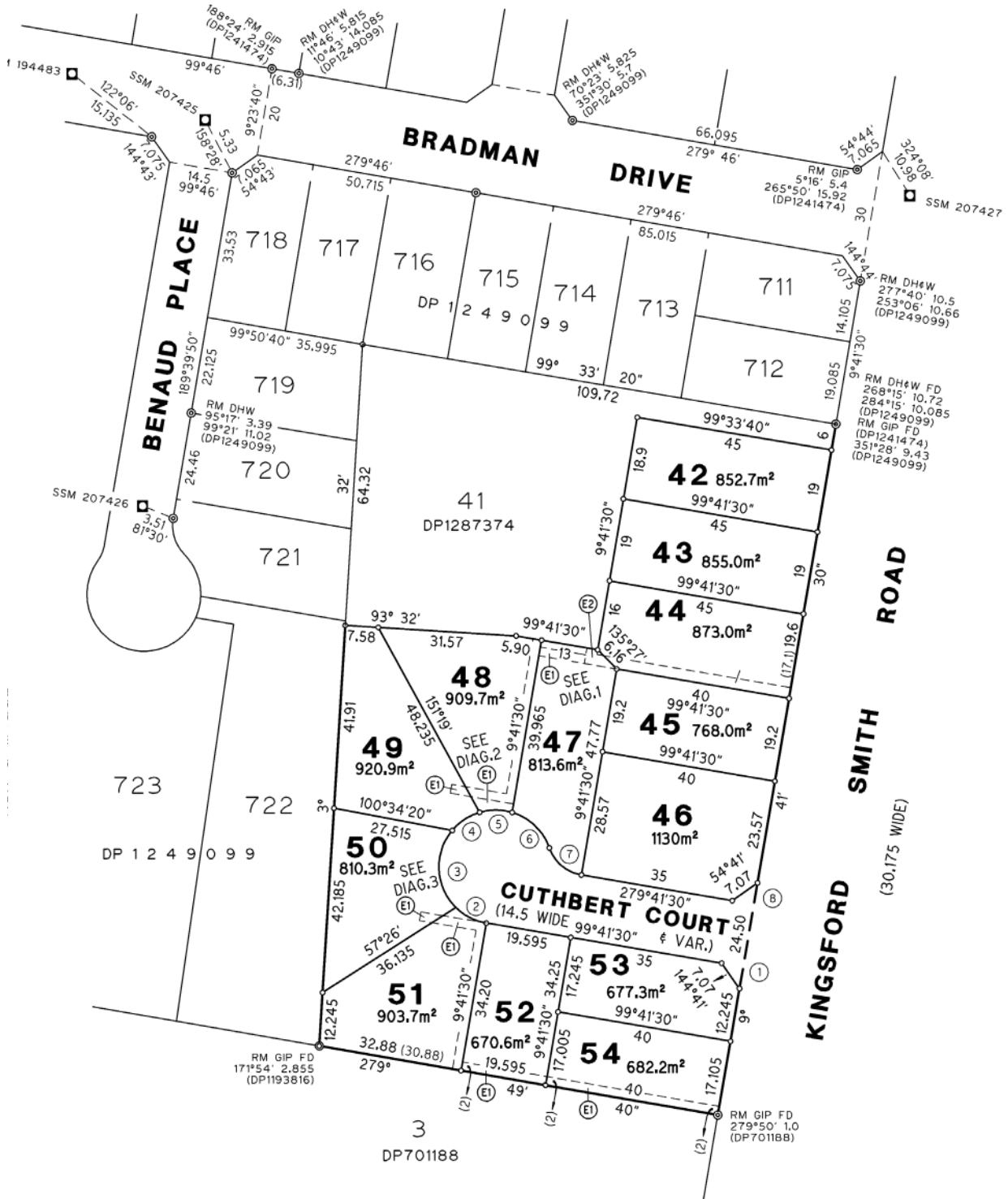
**Legend**

- Easement
- Lot Boundary
- Building Envelope

**Easements**

- E1 Sewer Easement 2m wide
- E2 Sewer and Drain Easement 2.5m wide
- E3 Transgrid Easement 20m wide

Lot 42	855m <sup>2</sup>	\$337,500	For Sale
Lot 43	855m <sup>2</sup>	\$337,500	For Sale
Lot 44	873m <sup>2</sup>	\$337,500	For Sale
Lot 45	768m <sup>2</sup>	\$325,000	Sold
Lot 46	1127m <sup>2</sup>	\$390,000	Sold
Lot 47	821m <sup>2</sup>	\$330,000	For Sale
Lot 48	908m <sup>2</sup>	\$340,000	For Sale
Lot 49	921m <sup>2</sup>	\$340,000	For Sale
Lot 50	810m <sup>2</sup>	\$330,000	For Sale
Lot 51	903m <sup>2</sup>	\$340,000	For Sale
Lot 52	672m <sup>2</sup>	\$305,000	For Sale
Lot 53	677m <sup>2</sup>	\$300,000	For Sale
Lot 54	682m <sup>2</sup>	\$305,000	For Sale





### Boorooma Shopping Outlet

Located on the northern side of the city in the suburb of Boorooma, this shopping centre is to be located on the main arterial road into the area and is set amongst the rapidly growing northern suburbs of the city. Charles Sturt University is merely minutes away with no other retail outlets on this side of the river and a growing population.

Consisting of a Chemist Warehouse, Dominoes Pizza with more leasedhold available.



### Estella Central Shopping Centre

This neighborhood shopping haven features an 1,800sqm Foodworks Supermarket & Liquor, and is actively seeking tenants for specialty shops, including fast food and news agency/lotto.

Boasting a prime central location with easy access to the University and a burgeoning residential catchment, it promises immense potential.

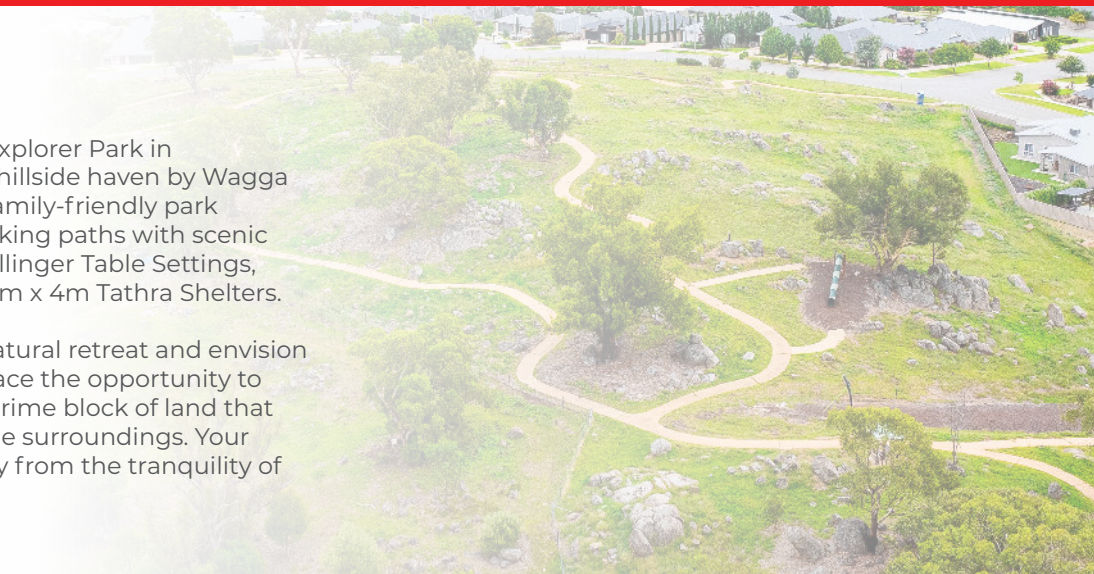
Stage 1 includes a diverse tenancy mix comprising a supermarket, liquor store, gym, cafe, fast food, and specialty outlets, all complemented by ample on-site parking.



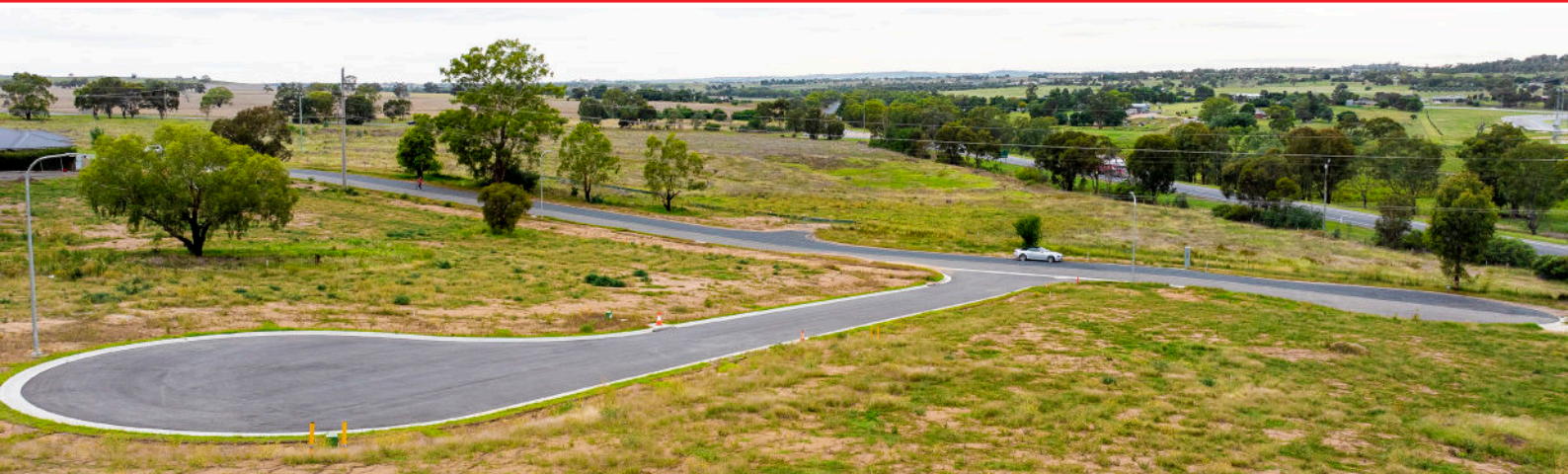
### Explorer Park

Discover the enchanting Explorer Park in Boorooma, a transformed hillside haven by Wagga Wagga City Council. This family-friendly park boasts interconnected walking paths with scenic viewpoints, adorned by Bellinger Table Settings, Nymboida Benches, and 4m x 4m Tathra Shelters.

Immerse yourself in this natural retreat and envision the lifestyle it offers. Embrace the opportunity to reside nearby, securing a prime block of land that harmonizes with the serene surroundings. Your dream home is a step away from the tranquility of Explorer Park.







**John Bittar - Licensed Sales Agent**  
0409 880 002 [johnbittar@prdwagga.com.au](mailto:johnbittar@prdwagga.com.au)

John Bittar embarked on his remarkable real estate journey in 2006 under the Hore & Davies brand. As a true Wagga Wagga native, born and bred, John brings a deep-rooted connection to the region. His extensive knowledge of the area and long-standing relationships within the community have positioned him as one of Wagga Wagga's most respected and trusted real estate agents.



**Ryan Smith - Director / Licensed Sales Agent**  
0449 592 211 [ryansmith@prdwagga.com.au](mailto:ryansmith@prdwagga.com.au)

Ryan is a local agent at the top of his game, he's instantly engaging and demonstrates qualities that can be described as personable, genuine and respectful. His transparent nature and thorough knowledge of the local market and beyond, makes working with Ryan an experience of complete knowing and trust. His driven and energetic vibe highlights the incredible and contagious passion for being a sales agent.