

1 Niangala Street, Cooma, NSW 2630



House For Sale

Wednesday, 8 May 2024

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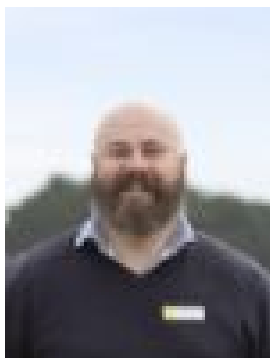
Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 770 m2

Type: House



Simon Porter
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\$749,000

Nestled in the heart of Cooma's picturesque streets, 1 Niangala Street beckons with an irresistible blend of comfort and convenience. As you step onto the property, a sense of tranquility envelops you, embraced by the fully fenced Colorbond backyard, a sanctuary of privacy and security for your family. Beyond the gate lies an inviting undercover entertaining area, where laughter mingles with the scent of sizzling BBQs, creating memories to last a lifetime. Step inside, and you're greeted by spacious interiors bathed in natural light, adorned with four generously sized bedrooms, with three of the bedrooms boasting built-in wardrobes to effortlessly accommodate all the kid's clothes and toys. The master bedroom stands as alone segregated at the front of the home, offering an ensuite and walk-in wardrobe, a haven of peace and relaxation amidst the bustle of everyday life. The home offers a large open-plan living room that adjoins the family-size kitchen. With loads of bench space and cupboard space for all the latest appliances. For the security conscious or those working night shifts, block out outdoor safety roller shutters are on every window, making it possible to block out the sun and enjoy a day-sleep. Cozy evenings are elevated by the warmth of a fireplace, drawing loved ones together in shared moments of joy and connection. For those times we experience a sudden chill, ducted natural gas heating, , and a split reverse cycle system ensuring comfort year-round, while ceiling fans in every bedroom whisper soothing breezes for a restful night's sleep on the hotter summer nights. Here, amidst the gentle hum of everyday life, you'll find 1 Niangala Street - not just a house, but a place to call home.

- Fully fenced with Colorbond backyard, offering privacy and security for your loved ones.
- Enjoy year-round entertaining in the undercover area, perfect for BBQs and gatherings.
- 4 generously sized bedrooms with built-in wardrobes, providing ample storage space.
- Luxurious master bedroom complete with ensuite and walk-in wardrobe, your private retreat awaits.
- 2 modern bathrooms for added convenience and comfort.
- Blockout outdoor safety roller shutters on all windows, ensuring peace of mind and climate control.
- Cozy up by the fireplace on chilly evenings, creating memories with loved ones.
- Stay comfortable all year round with ducted natural gas heating, gas hot water system, and split reverse cycle system.
- Ceiling fans in all bedrooms for added comfort and energy efficiency.

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