

**10 Montague Street, Cooma, NSW 2630**

**McGrath**

**House For Sale**

Friday, 8 March 2024

10 Montague Street, Cooma, NSW 2630

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 2**

**Area: 7777 m2**

**Type: House**



Luke Tozer  
0400459607



Tina Baker

## **GUIDE \$1,250,000**

If space, comfort and privacy are an absolute must, then you simply can't go past this spectacular family retreat, located in what has to be Cooma's most secluded and peaceful residential settings. This architecturally designed and meticulously custom built residence provides a quality standard of living set on 7,777 sqm of land. Extensive features include:- A superb family layout encompassing some 439 sqm of internal living- Double brick construction with internal rendered and some feature stone walls- Multiple, expansive living and dining areas all benefiting from the beautiful garden and nature views - Recently re painted and carpeted, providing a fresh and bright aspect throughout- Spacious kitchen attached to family living- Spacious sunken main living with new timber floors- Expansive master suite with sitting area, private balcony, dressing room and large ensuite with spa- 4 additional large family & guest bedrooms with ensuite to guest room- A large office provides ideal work from home opportunities or 6th bedroom - A very rare feature is the indoor heated 4x10m inground pool with change room and full bathroom facilities- Extensive Hydronic in slab heating benefits the whole home + in ceiling cooling system- 32 panel solar system connected to grid - Starlink connected- Ducted vacuum system throughout the home- Magnificent outdoor spaces ideal for entertaining and soaking in the beautifully presented and maintained gardens and trees- Significant under-house workshop space spans the length of the home. This truly is a fantastic family property in an enviable location. With only 3 residences in Montague st, the opportunity to secure this truly special property and positioning is a rare occurrence.