

11 Loseby Ave, Marulan, NSW 2579



House For Sale

Sunday, 7 January 2024

11 Loseby Ave, Marulan, NSW 2579

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 1188 m2

Type: House



David Whetton



Chloe Sullivan
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\$850,000 to \$870,000

Embrace the charm of Marulan with this exquisite 4-bed, 2-bath residence, seamlessly merging old-world elegance with contemporary flair. Spanning an expansive block, this property embodies convenience and comfort. Revel in a vast grassy backyard, a functional chicken coup, side access road base driveway and a robust 4-bay steel garage. Each bedroom is a sanctuary of comfort, adorned with ceiling fans, ambient lighting, quality windows, and plush carpets. The 3-way bathroom merges classic charm with modern amenities, featuring hardwired heat lamps and exquisite tiling. Warm yourself by the Norseman combustion stove in the cozy living room, or retreat to the sophisticated new living space. Here, a vaulted timber ceiling complements built-in timber shelving and elegant engineered timber flooring. Efficiency meets style with a dedicated office nook, perfect for remote work or study. Additional features include: A paved alfresco area for serene outdoor moments, covered BBQ patio illuminated with full lighting, optimal soundproofing and insulation for enhanced comfort, a well-appointed 4-bay shed with concrete slab, and internal lining (power not connected but is available), efficient Mitsubishi split system for climate control, a garden shed and 4 x 1,000L water tanks for gardening, blackout blinds ensuring privacy and restful nights, hardwired internet connection for seamless connectivity, a fresh coat of paint throughout, exuding elegance, privacy and greenery overlooking local soccer fields. Situated between Moss Vale and Goulburn, Marulan is a picturesque town offering an award-winning butchery, quaint cafes, preschool and primary school, a reliable train line, IGA, vet, bakery, pub and Police station. Benefit from frequent services and abundant employment opportunities. Mark your calendar! Join us for inspections on Saturday and Sunday. Seize the chance to call this remarkable property home.