

# 11 Scribbly Gum Crescent, Cooranbong, NSW 2265 —

## Sold House

Friday, 20 October 2023

11 Scribbly Gum Crescent, Cooranbong, NSW 2265

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 1600 m2

Type: House



Fleur Hagen

0240381444

**\$1,500,000**

Located in the highly sought after Hampton Ridge Estate in idyllic Cooranbong, this big, beautiful prestige home embodies everything that's to love about a McDonald Jones built residence. Freshly painted with new carpet and loads of updates, you'll be set to enjoy life away from the hustle and bustle in this four-bedroom - plus study, two-bathroom stunner that presents on an immaculate 1600sqm block. There's no sacrifice of space with clearly defined zones creating generous family areas and accommodation retreats that make this property feel like an oasis. The large, inviting lounge room creates an additional social space away from the hub of the home, while the study and the office ensure the home worker and student each have their own quiet spot, and there's also a versatile gym area for a hit of exercise. The family living, dining and kitchen zone seamlessly connect inside with outside. Whether relaxing or dining under the spacious 110 sqm covered alfresco, relaxing in the heated spa or watching the kids play on the lawn, outdoor living shines too in this amazing home. In addition to the triple garage under the home's roofline, there's also side access to a 10m x 7m workshop with steel frame and 3-phase power, and rear access to undercover parking for the caravan or boat. - Freshly painted with new carpet and loads of brand new updates- Open plan family and dining, two offices/study, versatile home gym- 22kw ducted a/c with 5 zones and 8.2kw solar system to keep running costs down- Caesarstone kitchen with 900mm oven with gas cooktop, dishwasher- Spacious master bedroom with his and hers walk-in robes and ensuite- Three additional bedrooms served by family bathroom- Massive 110sqm alfresco with heated spa for relaxation and entertaining- Triple garage plus caravan/boat parking under permanent sail accessible from rear gate- Garden shed 4m x 2.5m, self-watering vegetable garden- 12000L water tank with pump for back yard with reticulated system for lawns- Submerged 10000L tank with automatic watering system for front lawns and gardens- The Estate promises a relaxed lifestyle with private grounds and barbecue areas for residents- Close to Watagan National Park, Lake Macquarie, Trinity Point and Awaba Mountain Bike Park- Excellent dining nearby: Bistro Eden and 8@Trinity; close to shops and walking tracks- Close to Avondale School, Heritage College, St John Vianney Primary, Cooranbong Public School and Avondale University- 60-70 minutes to Sydney outskirts, 50 minutes to Newcastle CBD, and 30-40 minutes to the Hunter Valley\* This information has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the info provided herein is correct, we do not take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the info