

116 Carroll Circuit, Cooranbong, NSW 2265



House For Sale

Monday, 4 March 2024

116 Carroll Circuit, Cooranbong, NSW 2265

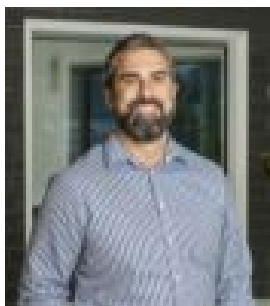
Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 619 m2

Type: House



Ben Wrigley
1300322366



Kaine Robinson
0401199636

Price Guide: \$1,300,000

**** Private Inspections available upon request by contacting Ben Wrigley on 0409 652 160 ****This spectacular lifestyle opportunity is one of the finest homes in the master planned Watagan Park Estate and will be eagerly contested. The brilliant street appeal offered by this spacious home is suitably complimented by a contemporary design, stunning finishes and a spacious family backyard with a high-quality pool area and plenty of lawn space. With views of the majestic Watagan Mountains, this home will appeal to buyers seeking style, space and all the finer things in life for their family. Features include, but are not limited to:

- Four modern bedrooms, all appointed with built-in robes, ducted air-conditioning and plantation shutters. Master bedroom featuring a huge and luxurious ensuite (including his and her sinks and shower), large his/her walk-in robe with additional built-in robe and private balcony with stunning views of the Watagan Mountains.
- Stylish gourmet kitchen with beautiful design features, plenty of bench space with 40mm stone benchtops, breakfast bar, soft-close cabinetry, genuine butler's pantry (with quality cabinetry, sink and power) natural gas cooking and quality 'Miele' stainless-steel appliances.
- A brilliant floorplan with multiple living areas across both levels including children's retreat, theatre room, large open plan living and dining perfect for the entire family and leading seamlessly onto the alfresco area.
- Outstanding alfresco area overlooking your brilliant pool area and manicured lawn, perfect to enjoy with family and friends or watch the kids play.
- Quality pool area featuring 8.2m x 4.4m pool, glass panelling, low maintenance hedges for privacy and a large and stunning gazebo that further encapsulates the lifestyle this beautiful home offers.
- Level block and low maintenance home perfect for all ages and demographics.

Additional features: 2021-build in pristine condition, zoned ducted air-conditioning system, 2.7m ceilings throughout, outstanding floorplan, arguably the finest lifestyle home in Watagan Park Estate, additional powder room, outdoor fire pit area perfect for social gatherings in winter, gated side access. The convenience of being close to local shops, schools (public and private), Avondale University and the M1 Motorway make it appealing to all buyers seeking a central location between Sydney and Newcastle. Lifestyle properties are extremely sought-after and do not last long so get in quick and take advantage of convenience and extravagance. Forget the stress of building and move straight in to your forever home. Rental Appraisal: \$850/week with the Ellejayne Property Management and Investor Club.

DISCLAIMER Ellejayne Realty have obtained all information provided here from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.