

# 117 Sunrise Rd, Yerrinbool, NSW 2575



## House For Sale

Thursday, 13 June 2024

117 Sunrise Rd, Yerrinbool, NSW 2575

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1164 m2**

**Type: House**



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**\$795,000 - \$810,000**

Presenting a brick & tile property with 4 bedrooms, 1 bathroom and single garage set on 1,164m<sup>2</sup> situated on the Eastern side of popular Sunrise Rd. An abundance of morning light streams through the kitchen windows and skylight, ensuring your mornings starts bright. This property stands out with a 42m<sup>2</sup> fully-enclosed alfresco, which significantly adds to the home's overall footprint, an adjoining 36m<sup>2</sup> pergola hosts an indoor/outdoor brick BBQ. The spacious backyard is a haven for relaxing weekends, birthday parties and family celebrations. Lush lawn, a chicken run, garden beds, two tool sheds and a timber cubby provide the base for your creativity. This property is presented as a lived-in home. It will be loved by an owner who has the vision to use the existing bones to create the promise of a true family home with renovations, extensions or personal décor and style. Features of the property: - Large living room, freshly carpeted, arch features, gas bayonet heating - Timber kitchen with two large Eastern-facing windows - Off-kitchen dining room - 4 carpeted bedrooms - Large corner bath - Garage with internal access - Well-placed septic tanks - Rear shedding - Gated front entrance (property is fully fenced) - Established front garden with native plantings - Gas heater Yerrinbool is well-serviced by regular commuter train services, ensuring a reliable commute to Macarthur, Sydney Airport or Mittagong/Bowral. There is a visiting food truck most Friday nights, a village Playgroup, various activities and classes in the local hall, book swap library soccer field and a children's playway slated for Council upgrade very soon. A pleasant drive past farmland and orchards leads to you back to the Freeway for entertainment and employment, with nearby Yanderra offering a Primary school only three minutes' drive away.