

12 Coot Place, Erskine Park, NSW 2759



House For Sale

Saturday, 18 November 2023

12 Coot Place, Erskine Park, NSW 2759

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 633 m2

Type: House



Yvonne Tseros

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JUST LISTED

We are excited to present this stunning four bedroom family home to the market for sale. 12 Coot Place Erskine Park is nestled in a quiet cul-de-sac boasting an impressive 633.3m² block and has all that a family could ask for and more! From the moment you step through the front door you will feel 'at home' it truly is the perfect choice for families and for the entertainers alike. The home is beautifully presented inside and out and with the warmer seasons fast approaching you will love cooling down in your very own sparkling inground pool! Additional features Include: * Nestled in a quiet Cul-de-sac and just a couple minutes' walk to Fantail and Whistler Crescent Reserve * Long drive way plus additional parking area to the front for trailer / campervan * Large timber front door opening to the separate entry / foyer area * Beautiful hybrid floating floors to the hallways and living areas + downlights throughout the home * Ducted air-conditioning throughout the home to keep you comfortable all-year-round * Light filled spacious lounge room with study / reading area * Cook up a storm in the newly renovated kitchen that boasts AEG appliances, 5 burner gas stove top, rangehood with smart hob to hood technology that turns on as you start to cook, 900mm pyrolytic oven (self-cleaning), integrated microwave + grill and steam oven * Add to this the kitchen features ample cupboard and bench space, dishwasher and large breakfast bar * Huge open plan dining / family room with sliding door leading out to the covered alfresco area * Main bedroom featuring plantation shutters, ceiling fan, T.V. outlet and mirror built in wardrobe * Updated bathroom tiled to the ceiling with corner spa bath and separate shower (positioned beside main room) * Three additional bedrooms all generous sized and all featuring ceiling fans and built-in wardrobes * Immaculately presented 3 way family bathroom with updated fittings * Plenty of linen cupboards and built in storage throughout the home * Separate toilet / internal laundry with door to access side of house / yard * Single lock up garage with rear roller door providing easy access through to the backyard The features outside will surprise! * Large covered alfresco area with insulated ceiling with unobstructed view to the pool area * Sparkling salt water inground pool + built-in timber day bed to enjoy relaxing by the pool * Detached retreat with air-conditioning + attached workshop/store room. Could be used for a home office or gym room * Big grassy backyard perfect for the kids and pets to run and play * Garden Shed * Rainwater tank * 13 kw solar power system with 32 solar panels perfect for energy efficiency and in keeping the power bills down * Gas hot water system * Established trees and plants including orange and lemon trees For those wanting to build an outdoor kitchen under the alfresco at a later date, the owners have pipes for the gas and water already fitted on the external wall. All of this and so much more!! In addition to this being a feature packed family home you can't ask for a better location! The house is proudly positioned close to bus stops, park, schools and shops some of which include: * 2 minute walk to Fantail and Whistler Crescent Reserve (250 m) * 5 minute walk to bus stops (350 m) * 8 minute walk to Erskine Park Shopping Centre (550 m) * 9 minute walk to James Erskine Public School (650 m) * 3 minute drive to Erskine Park High School (1.7 km) This truly is one you won't want to miss out on! For the opportunity to secure this stunning property be sure to attend the open home. For further information or to obtain a copy of the contract call Yvonne Tseros today on 0408 320 602.