

# 12 Galong Crescent, Koonawarra, NSW 2530

## Sold House

Monday, 14 August 2023

12 Galong Crescent, Koonawarra, NSW 2530

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 613 m<sup>2</sup>

Type: House

**\$735,000**

When you feel instantly warm and comfortable, you know you've found the right place... Like you will at this treasured family home, with the same owner for its entirety which is now available for the first time. Boasting the most immaculate presentation this much loved brick and tile residence will surprise you with all it has to offer, consisting of front entry into the welcoming living area, flowing through to the dining & kitchen with new hybrid flooring in a light oak colour, there's an internal laundry, tiled two way bathroom with skylight, and 3 bedrooms with the main offering the comfort of air conditioning. The best is saved to last with a large back rumpus room extension which is flooded with beautiful sunlight, air conditioning & even a bar! Outdoors won't disappoint either with a generous covered entertaining area, a private yard with ample space for family or pets, and the bonus of a spare room which provides a multitude of uses, such as a large workshop, games room, man cave or even a quiet work from home space. With plenty of underneath storage and a lock-up garage you'll be all organised with a place for everything. Located on a sizeable 613m<sup>2</sup> block in a very convenient location that is just a stroll to neighbourhood shops, primary school, daycare, transport and the beautiful lake foreshore, plus Dapto CBD is only a quick drive away. With excellent inclusions, freshly painted, new gutters and everything in fabulous condition, you will be proud to call 12 Galong Crescent your home. - Spotless home that has been lovingly cared for - 3 bedrooms, main with r/cycle air conditioning - Front lounge & huge back rumpus room for the family - Tidy kitchen with attached dining w' new flooring - Tiled 2 way bathroom with skylight - Spacious underneath room with access to loads of storage - Private pergola area and great fully fenced yard - Single garage with extra parking for several cars - Generous 613m<sup>2</sup> block with single garage - Very convenient location to most amenities Land size - 613m<sup>2</sup> Land Rates - \$527.00 per quarter Water Rates - \$156.00 per quarter Contact Monique Headington for further information E: [monique.headington@upside.com.au](mailto:monique.headington@upside.com.au)