

# 137 Carroll Circuit, Cooranbong, NSW 2265



## House For Sale

Wednesday, 12 June 2024

137 Carroll Circuit, Cooranbong, NSW 2265

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 510 m2

Type: House



Bec Riley  
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Brad Renshaw  
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## NEW TO MARKET

This flawless family property is positioned in the heart of sought-after Watagan Park, with easy access to local schools, parks and shopping village. A modern and natural light filled home with an open plan dining and living area and the added convenience of a separate theatre room. A beautifully positioned kitchen overlooks living and dining and flows through to the covered alfresco dining and additional covered area next to the spacious backyard with plenty of room for a pool or a shed and fire pit to enjoy winter and summer evenings alike. This seamless flow from indoor to outdoor living ensures the property is perfect for entertaining family and friends with the convenience of its prime location! Features:

- Generous open plan kitchen, dining, living
- Sliders out to alfresco areas from living area
- Gas kitchen with stone waterfall island bench
- S/s appliances, b/in microwave, large fridge space
- Versatile separate theatre room
- Combination of tile and carpet flooring throughout
- Master suite features ensuite & walk in robe
- Remaining bedrooms equipped with b/in robes
- Spacious & modern master bathrooms
- Two linen presses, spacious internal laundry
- Ducted air conditioning
- 9.3kw solar system
- Tiled alfresco with additional covered timber decking
- Double garage with internal access

Location:

- Approx. 500m walk to Jeremiah Playground
- Approx. 1.8km walk to Avondale School
- Approx. 3km to Cooranbong Shopping Village
- Approx. 5km to Avondale University
- Easy access to M1 and rail transport links

Give Bec Riley a call on 0455 630 253 to secure your private inspection or check this home out at one of our scheduled open homes.