

# 15 Coorumbung Road, Dora Creek, NSW 2264

## Sold House

Wednesday, 4 October 2023



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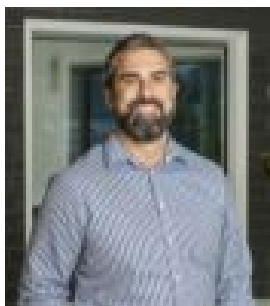
Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 4063 m2

Type: House



Ben Wrigley  
1300322366



Kaine Robinson  
0401199636

**\$1,180,000**

Set on an elevated and completely useable parcel of land, you'll instantly feel at home on your very own boutique acreage at 15 Coorumbung Road, Dora Creek. The split-level home embodies style with a complete renovation capturing a country vibe with huge bedrooms, multiple living areas, modern kitchen and 3.2m ceilings. Having provided lifelong memories for the current owners and their family, they are now providing you with the chance to give your family the lifestyle they deserve! Quality acreages in and around the area are a rare offering and this property will be hugely sought-after.

Features include:

- Three huge and stylish bedrooms with 3.2m ceilings, all appointed with built-in robes, ceiling fans, plantation shutters and air-conditioning.
- Stunning open plan kitchen with stone benchtops, breakfast bar, outstanding appliances, and outstanding storage.
- Multiple living areas with formal lounge room, formal dining area and open plan living.
- Large timber verandah overlooking your acreage at the rear with a rural-inspired, merbau front deck overlooking a nice, low-maintenance garden.
- Large (approx. 105m<sup>2</sup>) and high-quality DA approved shed (7m x 15m) on concrete slab with studio area, double doors and power.
- Detached double garage with power and 'Stencil-Crete' slab providing potential for independent living subject to council approval.
- Quality Hoselink fittings and hoses with a 6,000L water tank.

Additional Features: outstanding street appeal, high quality timber floorboards, direct and convenient access to rear of property, relatively level and fully fenced acreage, outstanding neighbours. The convenience of being only a short walk to Dora Creek Workers Club and sporting fields, Dora Creek Shopping precinct, Dora Creek Railway Station and only a five-minute drive to the new Cedar Mill entertainment grounds (featuring 20,000 capacity amphitheatre) and several alternate schools (public and private) make it appealing to those seeking a central location to Sydney and Newcastle. Seeking an acreage lifestyle property for your family? This is your opportunity.....it won't last long.

Rental Appraisal: Available upon request from the Ellejayne Property Management and Investor Club.

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