

**16 Coolabah Close, Tea Gardens, NSW 2324**



**House For Sale**

Wednesday, 12 June 2024

16 Coolabah Close, Tea Gardens, NSW 2324

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 535 m2**

**Type: House**



Tom Woods

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## Auction Guide - \$895,000

For exclusive access to River Realty VIP properties please join <http://bit.ly/RiverVIPs> today, or SMS 'RiverVIPs' to 0428 166 755. The Agent Loves "One thing I've learnt to appreciate is a home designed for living. The current owners' love for entertaining certainly shows through in this spacious design and layout, and the privacy on offer adjacent to bushland is super special for residential living." The Location Situated along the peaceful coastlines of Port Stephens, Tea Gardens is a haven of coastal charm, where a tranquil and picturesque lifestyle awaits. Set within walking distance of local shops, cafes and restaurants, as well as the golden sands of the waterfront, this property offers both true convenience and scenic beauty. Maitland CBD - 57 min (72.4km) Stockland Green Hills - 52 min (73.1km) Newcastle CBD - 65 min (78km) The Snapshot Welcome to 16 Coolabah Close, a serene four-bedroom haven nestled on a generous corner block in Tea Gardens. Framed by a tranquil bushland reserve, this home offers peaceful views and a layout designed for comfort and entertainment. Multiple living areas create a fluid space for family gatherings or quiet evenings. Step outside and you're moments away from local shops, cafes, and restaurants, perfectly blending convenience with natural beauty. This delightful residence promises a lifestyle of ease and accessibility. The Home Immerse yourself in the tranquil beauty of Tea Gardens with this exquisite single-storey family home at 16 Coolabah Close. Situated on a sprawling corner block, this property captivates with its beautifully established lawns and lush gardens, setting the scene for a truly idyllic lifestyle. Inside, every detail has been crafted for ease and elegance. The open-plan living area integrates the kitchen, dining, and lounge into a seamless space for family life and entertaining. The large modern kitchen features stone benchtops, custom cabinetry, stainless steel appliances and a spacious breakfast bar for casual meals. Adjacent to this, a separate formal dining room stands ready to host memorable dinner parties. Further enhancing the home's entertainment capabilities is an additional room complete with a custom bar. This space connects through glass sliding doors to the alfresco area, allowing gatherings to spill out onto the decking surrounded by vibrant gardens. Here, secure rear and side yards offer a safe haven for children and pets, while providing a picturesque backdrop of the bushland reserve. The home's sleeping quarters feature four versatile bedrooms or three with a dedicated home office. Two bedrooms are equipped with built-in robes, and the master suite is a sanctuary of luxury with a large walk-in wardrobe, an ensuite, and private access to the outdoors through glass sliding doors. The main bathroom is appointed with a shower, a stylish vanity with a stone benchtop, and a built-in corner bath. Practicality is not overlooked, with an internal laundry offering external access, automatic security shutters for peace of mind, and a solar system to reduce energy costs. Additional storage and vehicle space are provided by a carport attached to the shed. Located in a peaceful coastal community on the Myall-Port Stephens Coast, enjoy easy access to the surfing paradise of Bennet's Beach and be just minutes from local amenities, including a supermarket, medical centre, and vibrant cafes and restaurants. The area's thriving arts scene and proximity to world-class golf courses and waterfront activities make this home an exceptional choice for those seeking a lifestyle of comfort and convenience SMS 16Coo to 0428 166 755 for a link to the online property brochure.