

**22 Arkana Avenue, Cundletown, NSW 2430**

**House For Sale**

Tuesday, 11 June 2024



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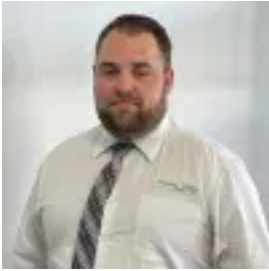
**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 612 m2**

**Type: House**



Kayne Tisdell  
0265521132

## Guide: \$700,000 - \$730,000

Presenting a haven of comfort and style, this renovated home boasts 4 generously sized bedrooms, featuring a luxurious master suite complete with a walk-in robe and ensuite. Adding to the allure, the remaining 3 bedrooms offer built-in robes and plantation shutters for enhanced privacy. Entertainment options abound with not one, but two spacious living areas. Whether you seek relaxation with loved ones or crave a lively atmosphere, these versatile spaces cater to your every need. The first living room provides a cozy retreat for family bonding, while the second invites gatherings with its large fireplace setting the perfect ambiance. At the heart of the home lies the impeccably designed kitchen, showcasing modern cabinetry and sleek stone benchtops. From here, bask in the serenity of the backyard oasis, complete with a glistening swimming pool and an inviting entertainment area, ideal for hosting unforgettable gatherings. Experience year-round comfort with the array of heating and cooling options, including zoned reverse cycle air conditioning, and ceiling fans. Plus, stay connected effortlessly with strong Telstra 4G and NBN connections, facilitating seamless remote work or study. Nestled in a sought-after locale, convenience is at your doorstep:

- Indulge in nearby cafes, petrol stations, and takeaway options.
- Stock up on essentials at the corner store offering locally sourced produce.
- Enjoy leisurely strolls along the Manning River.
- Benefit from easy access to the Pacific Highway, with Harrington and Old Bar Beach just a short 20-minute drive away.
- Explore a wealth of community and recreational amenities.

For further details or to arrange a viewing, contact Kayne on 0410 402 690. Your dream family home awaits!

Quick facts:

- Renovated home featuring 4 generously sized bedrooms.
- Luxurious master suite with walk-in robe and ensuite.
- Remaining 3 bedrooms equipped with built-in robes and plantation shutters.
- Two spacious living areas catering to relaxation and lively gatherings.
- Cozy retreat in the first living room, perfect for family bonding.
- Second living room with a large fireplace, ideal for gatherings.
- Impeccably designed kitchen with modern cabinetry and sleek stone benchtops.
- Backyard oasis with a glistening swimming pool and inviting entertainment area.
- Array of heating and cooling options for year-round comfort.
- Convenient location with nearby amenities including cafes, petrol stations, and access to leisure activities like strolls along the Manning River and easy access to Harrington and Old Bar Beach.

#Please note that while every effort has been made to accurately represent the features and amenities of the property described in this advert. Prospective buyers are encouraged to conduct their own inspections and assessments to verify the details provided. We do not guarantee the accuracy or completeness of the information presented herein.