

22 Woolabar Drive, Broulee, NSW 2537



Sold House

Tuesday, 17 October 2023

22 Woolabar Drive, Broulee, NSW 2537

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 720 m2

Type: House



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\$1,260,000

****SOLD PRIOR TO AUCTION**** Step into a modern oasis where this exquisite property offers a harmonious blend of style and functionality. North Facing with finishes such as burnished concrete floors and sleek design elements, this home was constructed in 2020 with a focus on contemporary living. The heart of this home is a culinary masterpiece, featuring a Smeg 900mm oven, a Smeg gas cooktop, and Bosch dishwashers for an exceptional kitchen experience. The timber accents in the kitchen, adorned with blackbutt wood, add a touch of warmth and character to the space. Comfort takes precedence in this property, with a north-facing aspect to soak in the sun in the winter months, with ducted heating and cooling expertly zoned to the bedrooms and the main living area, ensuring year-round climate control for every member of the household. Entertaining is made easy with a tiled patio area, while the lounge area at the rear of the home offers a private retreat to unwind or host guests. Generous bedrooms each feature built-in robes and ducted air conditioning, providing ample storage and personalized comfort. The property also boasts a three-way bathroom with a luxurious bath, shower, sink, and a frameless shower screen for that spa-like experience. The main bedroom features a walk-in robe, ensuite, and ducted heating and cooling. For your convenience, an automatic garage with backyard access, side access for additional caravan and boat parking, and an integrated water tank (3000 litres with a first flush system) are among the many features designed to make your life easier. Garage access to the laundry provides practicality, making chores a breeze. With roller blinds on all windows, a linen press in the hallway, and additional storage cupboards, this property has considered your practical needs. Experience modern living at its finest in this remarkable home, where every detail has been thoughtfully designed to enhance your daily life. Don't miss the opportunity to make this house your dream home. Key Features: - Burnished concrete floors - Built 2020 - Smeg 900mm oven - Smeg gas cooktop - Bosch dishwasher - Ducted heating and cooling (zoned to the bedrooms and main living areas) - Roller blinds on all windows - Linen press in the hallway - Automatic garage with backyard access - 3000-liter water tank with first flush system and outside tap - Tiled patio area - Garage access to the laundry - Potential Rent \$700 to \$750 Per week - Rates \$3002 p/a