

**24 Coobowie Drive, The Ponds, NSW 2769**



**House For Sale**

Friday, 24 May 2024

24 Coobowie Drive, The Ponds, NSW 2769

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 433 m2**

**Type: House**



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## AUCTION (unless sold prior)

Welcome to your future family haven at 24 Coobowie Drive, The Ponds. Nestled on a corner block, this inviting home offers comfort, space, and convenience. With local schools, shops, and public transport just a short distance away, and parks within walking distance, this is the perfect place for your family to grow and make lasting memories.

**Features:**

- **Charming Façade:** A welcoming presence with beautifully maintained gardens sets the tone for the warmth inside.
- **Cozy Living Room:** Step into a large foyer leading to a cozy formal living room, featuring soft carpeting, a feature wall, and a built-in entertainment unit, creating a homely atmosphere.
- **Family-Friendly Kitchen:** The heart of the home features 20mm stone benchtops, an island bench, gas cooktop, oven, dishwasher, filtered water tap, and stylish pendant lighting – perfect for family meals and gatherings.
- **Bright Family and Dining Area:** Adjacent to the kitchen, the spacious, tiled open-plan family and dining room is filled with natural light and provides access to the alfresco area, ideal for family gatherings and celebrations.
- **Outdoor Fun:** An expansive alfresco area designed for family leisure and entertainment, featuring ceiling fans, sun shades, and a decked extension. Enjoy the in-ground saltwater swimming pool with solar heating, perfect for summer fun.
- **Rumpus Room:** Upstairs, a generously sized rumpus room offers an ideal space for kids to play and relax.
- **Comfortable Master Suite:** The master suite at the rear of the home includes a ceiling fan, double built-in wardrobes, and a neutrally colored ensuite with a vanity, shower, heated towel rail, and toilet.
- **Additional Bedrooms:** Three large bedrooms with built-in wardrobes, and a main bathroom with a vanity, bathtub, shower, and toilet.
- **Family Conveniences:** Ducted air conditioning, downlights, an alarm system, a downstairs powder room, under-stairs storage, linen storage, a laundry with yard access, and a double automatic garage with internal entry and yard access.

**Location:**

- Approximately 1.5km from John Palmer Public School
- Approximately 1.4km from The Ponds High School
- Approximately 1.1km from The Ponds Shopping Centre
- Approximately 350m from Peel Reserve
- Approximately 1.3km from Tallawong Metro Station

Create beautiful family memories in this warm and welcoming home at The Ponds. Contact us today to arrange a viewing and start your next chapter in this wonderful community!

**\*\*\*\*\*Disclaimer:** The above information has been gathered from sources that we believe are reliable. However, we cannot guarantee the accuracy of this information and nor do we accept responsibility for its accuracy. Any interested parties should rely on their own enquiries and judgment to determine the accuracy of this information. For inclusions refer to Contract.