

# 3 Coolum Place, Yowie Bay, NSW 2228

APG

## House For Sale

Wednesday, 28 February 2024

3 Coolum Place, Yowie Bay, NSW 2228

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Alex Pitsis  
0410403704



Jaryd Cresswell  
0433645841

## **Auction | Unless Sold Prior**

A gorgeous family home nestled in a peaceful cul-de-sac setting amid family-friendly streets, this quintessential family home has been designed for contemporary comfort and effortless living and entertaining. Beautifully presented and designed for growing families, low maintenance living and entertaining, this comfortable character-filled residence w/ potential to enhance delivers an idyllic lifestyle sanctuary in a sought-after location. Acting as the social heart of the home is the choice of formal and casual living spaces and neat adjoining kitchen, while transitioning to the tranquil backyard oasis, complete with a sunbathed swimming pool, alfresco entertaining and a grassed yard crafted for family entertaining. Features • Perched back from the street and tucked away with surrounding lush landscaping • Three bedrooms upstairs feature ceiling fans, master retreat with walk-in robe & ensuite • Additional fourth bedroom on the entry level, ideal for in-laws or an office/study • Oversized sun washed backyard with a swimming pool & alfresco entertaining w/ electric blinds • Choice of formal & informal entertaining spaces, gas fireplaces in dining & lounge plus a bar • Temperature controlled wine cellar under the house w/ under house storage options • Double car garage with internal access and additional off-street parking for multiple cars and boats • Direct access from the rear garden to Kalang Reserve & Yowie Bay Boat Ramp & Pontoon • Conveniently located steps away from a bus stop, and only minutes from Westfield Miranda and the train station all within 1.5km