

**3 Nicole Place, Winmalee, NSW 2777**

**LISTER**

**House For Sale**

Tuesday, 28 May 2024

3 Nicole Place, Winmalee, NSW 2777

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 695 m2**

**Type: House**



Scott Lister  
0247516888



Nathan Chapman  
0429963449

## AUCTION GUIDE \$1,100,000

Auction Location: Springwood Sports Club - Room 2. Welcome to 3 Nicole Place, Winmalee, an exquisite, light-filled family home situated in the finest cul-de-sac location in all of Winmalee. Proudly presented to the market for the very first time, this home stands majestically on the street, exuding warmth and charm both inside and out. From the moment you drive into Nicole Place, you'll feel at home. This isn't just a house, it's a beloved home, perfect for raising a family just as the current owners have lovingly done. Upon entering, you'll step into an expansive covered entertaining area, ideal for hosting memorable celebrations or simply unwinding. This versatile space can also accommodate vehicles. Inside, polished floorboards guide you through a generous living area and a spacious dining room adjacent to a pristine timber kitchen. Down the hallway, you'll discover three generously sized bedrooms, each with built-in robes, and a second bathroom conveniently located in the laundry. The backyard is extremely private, offering multiple sitting areas, ample space for children to play, and a stunning pool that adds to the allure of this property. The real gem lies beneath the main house – a separate one-bedroom home featuring lounge, a well-appointed kitchen and a bathroom. The bedroom opens out to a secluded backyard garden and currently leased well below market value. Experience the magic of 3 Nicole Place – where every corner reflects love and care, ready to welcome its new family. Don't miss this opportunity to make it yours. - A brilliant opportunity to receive extra income with a separately metered second dwelling. - Huge covered entertaining area ideal for special occasions or just to relax with a cold drink. - Immaculately presented inside and out. - Extremely private backyard. - Walk to Winmalee shopping village and local schools approximately 800m. - This unique offering provides two homes for the price of one. Please contact Lister Estate agents to discuss the current rental market value. Disclaimer: We have obtained all information herein from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.