

**3 Patrick Place, Marulan, NSW 2579**

**Raine&Horne.**

**House For Sale**

Thursday, 13 June 2024

3 Patrick Place, Marulan, NSW 2579

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 8**

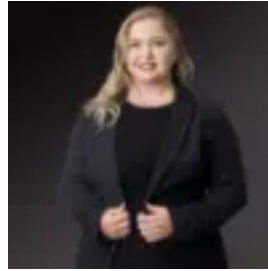
**Area: 1376 m2**

**Type: House**



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Peta Beadman

0424164676

**\$859,000**

This four- five bedroom gem is move-in ready and waiting to embrace your lifestyle needs. Situated in an ideal location, this residence offers a harmonious blend of convenience and comfort. Featuring: 4 bedrooms plus study or fifth bedroom, each boasting built-in wardrobes, with the main bedroom offering an ensuite and walk-in robe for added luxury. Enjoy spacious kitchen and dining areas, perfect for culinary adventures and family gatherings. Multiple living areas cater to the needs of large families, ensuring everyone has their own space to relax and unwind. Stay comfortable year-round with air conditioning and gas outlets throughout the home. Indulge in the spacious main bathroom with separate bath and shower, adding convenience to your daily routines. A dedicated study at the front of the house provides a quiet space for work or study. Benefit from the internal laundry and internal access from the Double LUG for added convenience. Step into the sun-drenched outdoor area, ideal for entertaining friends and family year-round. Let the kids roam freely in the fully fenced backyard, perfect for outdoor activities and play. Discover the convenience of a spacious 14m x 8m shed with mezzanine, accompanied by a 22,230 litre catchment tank. Embrace sustainability with 16 solar panels, keeping electricity costs down while reducing your environmental footprint. Enjoy great access on both sides of the property, leading to the backyard for added convenience. Don't miss out on this wonderful opportunity to call this property your own, set on a generous 1376sqm block. Schedule your viewing today and experience the epitome of family living!