

**31 ANDREWS AVENUE, Koorinal, NSW 2650**



**House For Sale**

Friday, 16 February 2024

31 ANDREWS AVENUE, Koorinal, NSW 2650

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 1**

**Area: 423 m2**

**Type: House**



Kerry Flinn

0428693508

## PREVIEW

A Stunning and Unique new home with connotations of Gold Coast Living with uninterrupted panoramic easterly views over Wagga Wagga and mountains beyond. Three storey with an open and interactive floor plan design. Abundant natural light from the 6 metre void and the large double glazed windows and the inclusion of skylights and solar lights. FEATURES INCLUDE: MASTER BEDROOM Five bedrooms Generous master bedroom also with great views thru huge double glazed windows with Sheer curtains. Entry to large walk thru robe to elaborate ensuite bathroom design and tiling. Bath, double base vanities with Caesar stone benchtops, floor to ceiling tiling plus in-floor heating BEDROOMS 2,3,4 and 5 All bedrooms extra generous in size and have built-in robes BATHROOM 2 Full length vanity with Caesar stone top, single basin with mood lighting, funky rounded mirror, shower and toilet plus in-floor heating BATHROOM 3: Full length bath, single base vanity, funky rounded mirror, floor to ceiling tiling plus in-floor heating LIVING AREA Spacious open plan living/dining areas on all 3 levels Very high ceilings with abundant natural light and very appealing professional lighting throughout Private adult retreat on the top level KITCHENS 2 kitchens, one on ground level and the other on the upper floor Main kitchen with induction cooktop, electric oven, dishwasher, Caesar stone benchtops with waterfall island bench, under bench sinks, white tile splash back plus a butlers pantry Second kitchen with Caesar stone benchtops, bar fridge and under bench sink Both kitchens have ample cupboard space with soft close drawers OUTDOOR Heated (heat pump) pool with water spout features High external privacy walls for the pool with glass fence on the balcony overlooking the pool area. Generous sized balconies on all 3 levels plus a lower pool deck with a shower Large lounge and bar area on the lowest level opening onto Alfresco area and pool deck Natural gas supply on 2 balconies Wired sound system CLIMATE CONTROL Ducted and zoned commercial sized reverse cycle air conditioning to all living areas and bedrooms OTHER Internal lift for access to all 3 levels Eco friendly building materials and highly insulated walls and ceilings used throughout A very low maintenance property with a computerised inground watering system Torrens Title ownership Call to arrange your inspection. LAND SIZE: 423 m<sup>2</sup> LAND RATES: TBA pa\* All information contained herein is gathered from sources we believe to be reliable, however, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.