

**31 Iris Avenue, Coniston, NSW 2500**

**Sold House**

Wednesday, 18 October 2023

31 Iris Avenue, Coniston, NSW 2500

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 595 m2**

**Type: House**



Jordan Andonovski  
0410347443



Dylan Sokopf  
0242246688

**\$865,000**

Located in a quiet neighbourhood bordering the City & featuring a twinkling blue view, this substantial sun-blessed family home adjoins a pleasant leafy Reserve, & feels remarkably roomy, relaxed, & welcoming. Hidden from the street by an established garden, this solid split level residence has been thoughtfully designed with family comfort front of mind. Sleep & living zones occupy separate floors, & garaging plus versatile rumpus room are accommodated on the lower level. Enjoying a delightful outlook towards tall trees in the adjacent Reserve, the elevated vantage also captures a significant Pacific Ocean view, both of which can be savoured from the sunny north east facing living area & adjoining wrap-around balcony.- 4 bedrooms, 3 including built-in robes, all with voluminous raked ceilings.- Large family bathroom features tub & separate rain shower.- Expansive living area welcomes natural light & opens to covered balcony.- White kitchen includes gas cooktop & dishwasher & adjoins dining area with views.- Original solid pine timber floorboards throughout. Raked ceilings enhance space.- Lower level rumpus plus laundry, easily adapted to teenage retreat or guest accom.- 2 lock up garages with workshop & additional toilet.- Level yard connects with mature trees in adjoining reserve & embraces sea view.- 550m to Mangerton Park Playground. 850m to Coniston Train Station.- 2 mins (1km) to Mount Saint Thomas Public School.