

# 33 Princes Highway, Wolumla, NSW 2550

## Sold House

Friday, 1 September 2023

33 Princes Highway, Wolumla, NSW 2550

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 888 m2

Type: House



Kim Poso

0457616712

**\$700,000**

• Four-bedroom, solid brick home • Large, level backyard • Convenient Sapphire Coast location

Ideal for families, investors or downsizers, this neat and tidy four-bedroom home is located in the quiet village of Wolumla. The long veranda that runs the length of the house is the perfect welcome to this classic family home and the ideal spot for soaking up the all-day sun. There's lots of space out here for an outdoor dining table, a barbecue and some comfy chairs to relax in. Despite being right in town, the veranda has a pleasant leafy outlook onto large gumtrees and lots of greenery. The entry foyer invites you inside to a generous open-plan family lounge room. This room gets great sunlight and airflow from large windows that look out onto the veranda. There's lots of room here for a home office desk and still plenty of space for the kids to play. Fresh and low maintenance laminate flooring runs throughout this room and into the adjoining dining room and kitchen. The well-appointed kitchen has a breakfast bar, large corner pantry with lots of storage and a gas cooktop and oven. Sliding doors off the dining area open out onto a back veranda that leads down the side of the house to backyard. At one end of the house there's a great-sized master bedroom with an ensuite and a very large walk-in wardrobe. Down the hall at the other end of the house are three more bedrooms – two with large built-in wardrobes. All get great sunlight and have a fresh and calm colour palette and modern fixtures. Also down this end of the house, is a large, well-appointed family bathroom with separate bath and shower and a separate toilet off the hallway. There is also a large triple-door built-in storage cupboard in the hallway, perfect for linen or kids' games and books. There's also a generous-sized laundry with ample room to add in more storage, and direct access out onto the back veranda and down to the clothesline in the backyard. The home features an easy-to-use, ducted reverse cycle air conditioning system that can be turned on or off in separate zones of the house as needed. The convenient system is only two-years old and there are also 16 solar panels on home's roof to help with electricity bills. The driveway leads down the side of the house to a two-car garage underneath with remote roller door. There's plenty of space in here for storage shelves and there's an additional storage area underneath the house perfect for bikes, sporting equipment or items you don't need regularly. The large, level fully-fenced backyard is perfect for kids and pets. There's ample room for boat or caravan storage and still space for a chook pen and vegetable garden. There's a generous expanse of lawn in the backyard and plenty of scope to add your own touch to the low-maintenance gardens at the front and rear of the home, or leave them just as they are. From this home there's a young children's playground and the local primary school within easy walking distance, as well as the general store, post office and the local watering hole. Wolumla is conveniently located just 15 minutes' drive to Bega to the north and only 10 minutes' drive to Merimbula to the south. This well-insulated, solid brick home is an opportunity to enjoy low-stress living in wonderful Wolumla.