

**36 Kohler Drive, Yamba, NSW 2464**



**Other For Sale**

Tuesday, 12 March 2024

36 Kohler Drive, Yamba, NSW 2464

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Other**



DANIEL KELLY

**\$1,090,000**

There is nothing like the feeling of moving into a brand new home, and with this well planned and beautifully finished home having just been completed, this is your chance to enjoy that feeling with all of the hard work having been done for you; no planning, no building, no waiting; simply move in and enjoy the lifestyle on offer. With quality finishes and fittings throughout, the home offers a spacious and practical design that will deliver the best in family living. A grand open plan living area provides an abundance of space for informal lounge and dining and with feature high ceilings and a deluxe kitchen, the layout of this area of the home is perfect for families and those who love to entertain. The kitchen is without doubt the heart of this space and will offer absolute practicality when preparing meals for the family or entertaining guests. Quality appliances, a huge island bench with breakfast bar, and a large walk-in pantry will have the chef of the home enjoying a functional space like no other. With double doors opening to the outdoor patio space, and plenty of natural light and air flow on offer thanks to the northerly aspect, you will enjoy the indoors and outdoors all year round as you take advantage of Yamba's incredible climate. As the seasons change, ducted air conditioning throughout will provide complete comfort all year round. With the key electronics of the home such as the air conditioning and lighting being managed via the MyPlace app, controlling the home is made easy with this state of the art simplicity. The media room is the ideal space to enjoy a movie or settle in and cheer on your sporting team. Being separate from the main living area you can enjoy this space as a quiet retreat from the rest of the household activities. The bedroom configuration of the home is superb, with the master bedroom providing the ideal parent's retreat with a large walk-in robe and ensuite. The remaining bedrooms are located separately and feature built-in robes with the main bathroom and powder room ideally planned to be nearby to service these bedrooms with ease. Storage within family homes is often an overlooked feature, but not here! The walk-in linen and storage cupboard is one that will provide more than adequate space for the household items to be kept tidily in order and out of sight. Secure parking is on offer for two vehicles in the large double garage which provides additional height for four wheel drives, vans, and trailers, and internal access into the wide entry way of the home. Outside, there remains the perfect amount of space where you can enjoy your own garden and lawn without being overwhelmed by maintenance. This is the perfect blend of space and lifestyle. Solar power and gas hot water are already installed and with the rainwater tank servicing the lawns, gardens you will be able to keep utility charges to a minimum. Located within one of Yamba's newest estates with shops, schools, the CBD and beaches all within close proximity, all of the amenities that you will need are conveniently nearby. Brand new homes in Yamba are in incredibly short supply and as a result this feature-filled home is expected to sell fast. Ready to you to move in immediately, this is an opportunity that won't allow time for hesitation. Arrange your inspection today!