

40 Darraby Drive, Moss Vale, NSW 2577

 **LJ Hooker**

Sold House

Sunday, 13 August 2023

40 Darraby Drive, Moss Vale, NSW 2577

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 692 m2

Type: House



Sharon Doherty

Contact agent

"Darraby Estate" is an exclusive and highly desired area in Moss Vale. The neighbourhood & home have great street appeal with rolling hill views. Positioned on the high side of Darraby Drive, capturing all day sun in Winter and Summer night breezes. From the wide entry to the open floor plan this home will welcome & inspire you from the moment you walk in. This approx. 2 year old is filled with natural light and designed with ENERGY efficiency in mind, all basic compliant with: 3 phase power, Solar Panels, Tanked storm water, Insulated rear windows and sliding doors. External walls and roof are Batt insulated. Rinnai continuous Gas Hot Water. KITCHEN: Modern kitchen with Hampton style cabinetry with a tiled splash back. Caesar stone bench top provides ample work space. Electric oven & cooktop with flued rangehood. Stainless steel sink with mixer tap. Family sized stainless steel dishwasher. Stylish down pendant lighting. Good sized pantry. DINING ROOM: The open floor plan connects the kitchen & family room flowing through to your alfresco patio. Relax & entertain friends & family on your alfresco patio and grassed rear garden. MEDIA ROOM: Adjacent to the open plan dining and kitchen area with a dividing wall, still keeping the family connected. MASTER BEDROOM: Located at the front of the home away from the other three bedrooms, complimented with neutral coloured walls, plush carpet. complete with a walk-in-robe. BATHROOM & ENSUITE: Both have ceiling 3 in 1 Heat/light & exhaust. BEDROOMS: The other 3 Bedrooms are also neutral coloured with plush carpet, built-in-ropes & located at the rear of the home. LAUNDRY: Rear garden access & room for a top loading washing machine, extra cupboards, and access to the 2 car LUGGARAGES: 2 car LUG with internal access and remote control. EXTRA GARAGE: Approval for a separate rear garden garage, ready to build as an added bonus, (Plans & DA available on request). GARDEN YARD: The garden captures all day sun, perfect for a future veggie patch or simply enjoy the green grassed lawn and raised flower beds. Your sundrenched yard offers secure fencing-great for pets & children, or take a walk next door to the very convenient neighbouring council maintained, green space as an extra play area for children. HEATING & COOLING: The reverse cycle air conditioner provides fast efficient levels of cooling/heating to all rooms or simply separate the zones. SECURITY: You'll have peace of mind knowing your home is safe & secure with a security alarm with the option of back to base. MOSS VALE'S FEATURES: Aquatic & Fitness Centre with 3 pools, gym & creche, Dogs Park, 18 hole Golf Club, Wingecarribee Walking track and future Botanical Garden (Under Construction), Speciality shops, great Restaurants, Cafes, Pubs & excellent Schools, Pre-schools, Day Care Centres, Multiple Medical Centres, Super Markets, public transport is readily available in the way of Bus, Taxi service & central Train Station. This home is a must see for a growing family or a retiree that want peace of mind & a beautiful home to call their own.

AUCTION DATE : 12TH OF AUGUST 2023 Contact Sharon Doherty to schedule your appointment 0437 614 818