

**40 Portland Avenue, Marulan, NSW 2579**

**drysdale**

**Sold House**

Monday, 28 August 2023

40 Portland Avenue, Marulan, NSW 2579

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 800 m2**

**Type: House**



Claire Douch  
0248683344

## Contact agent

This nearly new custom-built home offers a comfortable and easy lifestyle with its open plan design and carefully thought out features. The house boasts spacious bedrooms with ample storage and a fantastic outdoor area, making it the perfect family home. Located in the rapidly growing town of Marulan, this property is situated in a convenient location that offers easy access to all essential services. With its historic charm and modern amenities, Marulan is the perfect place to call home. Don't miss out on this fantastic opportunity to secure your first home or add to your investment portfolio.-Large open plan living and dining room with timber look laminate flooring and large sliding door access to the outdoor area-Kitchen with caeser stone bench top, big breakfast bar, great storage and pendant lighting-Spacious media room or second separate lounge-Large undercover tiled alfresco veranda with gas point and power connection-Master bedroom with ensuite and large walk in robe with a great fit out-3 further good-sized bedrooms with large built in robes-Spacious family bathroom with shower, built in bath, vanity and toilet-Laundry with good storage and easy outdoor access-Double garage with roller door and internal entry through mudroom-Study nook in the living area-Conveniently located mudroom from the garage -Easy care backyard -Zoned ducted reverse cycle air conditioning throughout In close proximity to the Hume Highway, it offers an easy commute to Goulburn and the Southern Highlands all the while enjoying the village life.For an inspection today, please call Claire Douch on 0476 779 499.