

**42 Coolabah Rd, Valley Heights, NSW 2777**

LIBERTY

**Sold House**

Friday, 11 August 2023

42 Coolabah Rd, Valley Heights, NSW 2777

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 1**

**Area: 1288 m2**

**Type: House**



Marc Fitzpatrick



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**\$1,190,000**

Located in a quiet and popular no-through road is this beautifully renovated home with separate studio! There is a sense of calm and tranquility here and it starts as soon as you enter the driveway with the sound of water gently trickling through the landscaped front yard into the water feature. Whether you're looking for a home to suit family living, co-living, a work from home situation or a fabulous investment opportunity, you'll love the flexibility on offer. Features include:- Large formal lounge with slow combustion fire and French doors opening onto a deck with views of the front garden- Expansive dining/family area with floor to ceiling glazing flowing onto a great sized deck- Modern kitchen which Entertainer's will love featuring quality joinery, gas cooking and one of the largest stone islands we've ever seen- Four bedrooms (two share an en-suite which lends itself to a 'wing' or 'retreat')- Main bathroom with separate bath, shower and great natural light through a skylight- Ducted reverse cycle air conditioning- Under-house storage incorporating a laundry A welcome bonus is the huge separate studio with high ceilings, gorgeous outlook, reverse cycle air conditioning and stunning bathroom. If self-sufficiency is important to you, you're off to a great start here with the large protected vegetable garden, huge chicken coop, shed and 4 large rain water tanks. There's room for the kids and pets to run around but if some quiet time is needed you'll love the stone meditation circle down the back with its peaceful bush backdrop. Plenty of space is on offer for your vehicles - even a caravan or RV could be parked out front. What makes Valley Heights a great place to live is the wonderfully quiet bush setting yet close proximity to everything. The train station is just 1km away and Springwood Village just 2.5kms. There are loads of great schools and sporting fields nearby and let's not forget the bushwalks! The area offers a fabulous lifestyle, the home a terrific opportunity. Add this one to your list to inspect! Inspect: Thursdays 5.00 - 5.30pm & Saturdays 10.00 - 10.30am Auction: Onsite Saturday 12th August 2023 @ 3.30pm Land size: 1,288 sqms Zoning: C4 & C2 Council rates: \$650.20 pq Property Code: 1670