

# 42 Warralong Street, Coomba Park, NSW 2428



## House For Sale

Friday, 24 May 2024

42 Warralong Street, Coomba Park, NSW 2428

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 557 m2

Type: House



James Murphy  
0407095175

**\$830,000**

Exemplifying excellent single-level living in a near-new home is what's on offer at 42 Warralong St. Designed and built by the current owners for carefree everyday living, this property boasts a thoughtful design with modern conveniences to cater to your family's needs. You will love it!

**Key Features:**

- Spacious Accommodation:** The home features three bedrooms and two bathrooms, ensuring ample space for family living. Easy care bamboo flooring is throughout the home, including bedrooms plus ducted air-conditioning. Tiling to all wet areas.
- Entertainment Ready:** Enjoy movie nights in your very own home theatre room, perfect for entertaining or relaxing.
- Outstanding Kitchen:** Be wowed by the modern kitchen, designed with high-end finishes and plenty of storage, making meal preparation a delight. One of the best kitchens this agent has had the pleasure of presenting.
- Alfresco Living:** Off the main living area is a generous alfresco space with filtered lake views, ideal for outdoor dining and entertaining.
- Thoughtful Design:** The owners have made modifications from the original plans to meet the needs of a family, ensuring every detail contributes to a comfortable lifestyle.
- Prime Location:** A short drive takes you to the park-side reserve with boat ramp, jetty, and playground facilities. Perfect for those who love the recreational pursuits available on Wallis Lake. Home has plenty of room to park your boat or van.
- Eco-Friendly Features:** The home includes solar hot water, 3kW solar panels, extensive insulation, and a 45,000L water tank.

Whether you're fishing, boating, or simply soaking in the beautiful surroundings, this home offers a sublime lifestyle for you and your family. For more information or to arrange a private viewing, please contact James Murphy at 0407 095 175.

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