

**43 West Street, Cooma, NSW 2630**



**House For Sale**

Friday, 1 December 2023

43 West Street, Cooma, NSW 2630

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Area: 3545 m2**

**Type: House**



Craig Schofield  
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Jodi Alexander  
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## Expressions of interest at \$1.5m +

Introducing a beautifully presented large family residence at 43 West Street, Cooma, NSW, 2630. Nestled on an expansive 3,545 square metre plot, this delightful architecturally renovated, quality three-bedroom, three-bathroom home offers the perfect blend of town convenience and countryside tranquillity. With a large study and office, this quality home is ideal for today's family living and working. Be captivated by the serenity of your surroundings, with the property bordered by picturesque reserves and boasting elevated views over Cooma. With no adjoining neighbours and access via a sealed road, you'll enjoy a sense of seclusion whilst benefiting from full-town services. Step inside to discover generously proportioned rooms throughout. The home's three bathrooms have been recently renovated, adding a touch of modern elegance. The stylish, fully renovated kitchen features top-of-the-range Miele cooking appliances, a wine fridge and sleek stone benchtops. Multiple living areas offer ample space for entertaining and relaxation, with a formal living and dining room, family and meals areas, and a stunning conservatory complete with a glass ceiling. This space leads out to the solar-heated pool and outdoor entertaining area, perfect for hosting family and friends. Additional features include a double garage with a remote panel lift door, eco open fire, reverse cycle air conditioning, heated tile floors, a large laundry, a paved courtyard with a generous lawn area, a garden shed, a storage shed, and a solar 10W hybrid system connected to the grid. Experience single-level living with easy access and no steps, while enjoying ample storage throughout. Outdoor enthusiasts will love the property's proximity to ski fields and adjoining 84 hectares of reserves with walking tracks. Discover your family's dream home at 43 West Street, Cooma – a haven of peace and seclusion with all the conveniences of town living.