

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

LIBERTY

**House For Sale**

Wednesday, 20 March 2024

44 Coolabah Rd, Valley Heights, NSW 2777

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 1427 m2**

**Type: House**



Marc Fitzpatrick



Raymond Farley  
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## **\$1,000,000 - \$1,050,000**

Located in a quiet and popular no-through road is this fantastic renovated home with brilliant bush outlook! In the past 10 years, all the hard work has been done – roof replacement, window replacements, new kitchen and bathrooms. If you want to extend or build a studio though, there's so much scope with the fantastic 1,427 sqms block. Accommodation consists of:- 'L' shaped living/dining with split system air conditioning and floating floors- Large renovated kitchen entertainers will love including 40mm benchtops, double sink, gas cooktop, dishwasher & pantry- Huge undercover deck with lovely leafy outlook, ideal to entertain throughout all seasons- New bathroom with separate WC- Built-in robes in two bedrooms- Third bedroom is slightly smaller but enjoys a wonderful outlook- Combined laundry/bathroom under the deck- Storage/workshop area under the deck- Lock-up garage Plenty of space is on offer for your vehicles – even a caravan or RV could be parked out front. The backyard is fully fenced ideal for kids and pets. The back of the property backs onto bush and is a great space to relax and get away from it all! 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! Land size: 1,427 sqms Zoning: C4 & C2 Council rates: \$3,000.00 pa (approx) Rental estimate: \$620 - \$650 pw Property Code: 1730