

# 47 Coolawin Circle, Narara, NSW 2250

## House For Sale

Tuesday, 16 January 2024

47 Coolawin Circle, Narara, NSW 2250

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 693 m<sup>2</sup>

Type: House



Jodie Walsh  
0424914364



Kieran Easton  
0413164308

## For Sale

Presenting an immaculate beauty: 47 Coolawin Circle Narara is a classic brick-and-tile home located in the very popular enclave of Narara Estate. Set on a sundrenched, 693 m<sup>2</sup> level, perfectly private parcel of land backing onto a reserve, this is a truly rare and amazing opportunity. Inviting and homely, encompassing four generously proportioned bedrooms, this extremely naturally light and bright home has just been freshly painted throughout. Offering multiple living areas and a free-flowing floor plan spilling seamlessly into the outdoors, inviting you to an expansive covered alfresco area and huge back yard. Perfectly private and designed with growing families and avid entertainers in mind, this one is set to impress, and there's still extra opportunity to make your mark and add value as you go. Adding to all of this, its super central, ideal location has you set within easy walking distance of the very popular St. Philips Christian School too. This one is a must to see! Features include:- Brick and tile family home occupying a prime position in a peaceful, private locale.- Light-filled interiors following a spacious single-level design, accentuated by a neutral colour palette and an easy-flow floor plan.- Kitchen complete with an abundance of cabinetry and bench space + breakfast bar, all set overlooking the covered alfresco area and lush soft grass back yard.- Multiple living and entertaining areas to choose from, offering great space for the whole family to find their very own quiet setting to sit back and relax or unwind, including the cosy slow-combustion fireplace to enjoy.- Four generously sized bedrooms and built-in robes.- Master suite with its own en-suite and built-in robes.- Fresh and naturally lit two-way bathroom with a separate bath, shower, and toilet.- If you enjoy being outdoors as much as indoors, this one has so much to offer for you: an expansive covered alfresco area, a sundrenched, level, and private huge fully fenced backyard, soft grass, easy low-maintenance gardens, plenty of room to add a pool (STCA), or for the avid gardener, so much space for the veggie patches too.- Double auto lock-up garage + ample off-street parking for the extras. Extras: NBN connected, reverse cycle air conditioning, slow combustion fireplace water tank for gardens. All set in an incredibly desirable and convenient location offering easy access to an array of schools, buses, and trains, the Gosford CBD, waterfront, cafes, and hospitals. For commuters, the M1 provides access to Sydney and Newcastle, along with the University of Newcastle (Ourimbah Campus), Westfield Tuggerah, and Erina Fair, all within 15 minutes. Adding to all of this is a selection of beautiful beaches and bushwalks, all within 20 minutes. If you've been searching for your dream home in Narara, this property is an absolute must-see. For any further questions or to arrange an inspection, call Jodie Walsh today on 0424 914 364 or Kieran Easton at 0413 164 308.