

# 5 Dolan Court, Mathoura, NSW 2710

CENTURY 21

## Sold House

Saturday, 24 February 2024

5 Dolan Court, Mathoura, NSW 2710

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1304 m2

Type: House



Beau Lyon

0439621772

**\$490,000**

Introducing a lovely family home located in the beautiful town of Mathoura, this exceptional home offers a perfect blend of comfort, style, and spaciousness, making it an ideal haven for families seeking the perfect place to settle down. Stepping inside, you'll be greeted by a warm and inviting atmosphere. The house features a thoughtfully designed layout, with four generously sized bedrooms, providing ample accommodation for family members and guests alike. Living space is in abundance with two well separated areas catering for family, friends and guests that will no doubt enjoy inclusion in the daily activities, but may prefer a quieter spot to relax and unwind after a busy day. A kitchen set up for the gourmet chef of the family showcases a purple glass splashback, quality stainless steel appliances including gas cook-top, range-hood, electric oven and dishwasher, an abundance of storage options and bench space, and a very well designed walk in pantry. The property also offers two stylishly appointed bathrooms, with modern fixtures and finishes. These well-appointed spaces provide functionality and ensure that daily routines and pampering are a breeze. A comfortable temperature in all seasons and conditions is maintained via ducted evaporative cooling and ducted gas heating. Power bills are also minimised with the assistance of a 6kw solar panel system. Nestled on a generous plot of land, measuring 1304m<sup>2</sup> (approx), this property boasts an expansive outdoor space, providing ample room for outdoor activities, gardening, and relaxation. The grounds surrounding the home provide a blank canvas, for you to put your own special stamp on, that enhances the overall appeal. Side access is granted on the right side of the property, making it all that bit easier for storing extra vehicles, boats, caravans and the like. Located in the charming town of Mathoura, you'll enjoy the tranquillity of a rural setting while still having access to essential amenities and services. Mathoura offers a close-knit community atmosphere, with friendly neighbours and a strong sense of community spirit. Additionally, the town provides easy access to nearby natural attractions, including creeks, rivers, and forests, offering endless opportunities for outdoor adventures and recreational activities. An easy walk to the local primary school, main street shops, pubs, Mathoura Bowling Club, Mathoura Football/Netball Club, skate park and swimming pool. And only a short drive to the golf course and to the ever popular "Picnic Point" featuring boat ramp, skiing, fishing, swimming and BBQ facilities. In summary, this property presents a unique opportunity to own a modern and spacious home in a desirable location. With four bedrooms, two bathrooms, a double garage, and an impressive land size, this property offers an exceptional lifestyle for those seeking comfort, convenience, and the beauty of nature. \*\* Currently leased to some fantastic tenants, on a fixed term agreement until the 7th October 2024 returning \$370.00 per week \*\*