

# 5 Rutledge Place, Cooma, NSW 2630



## House For Sale

Thursday, 30 May 2024

5 Rutledge Place, Cooma, NSW 2630

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 2920 m2

Type: House



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## Contact Agent

Welcome to this exquisite family residence, a perfect blend of luxury and comfort, nestled in a serene setting. Sitting on a large 2920m<sup>2</sup> block, this home boasts four generous bedrooms, including a luxurious master suite with a unique split-level open ensuite, ensuring a private retreat for relaxation. Step into the spacious lounge adorned with a cozy wood fire and exposed timber beams with a cathedral ceiling, where you can soak in the stunning views of Cooma's township. The second living area seamlessly integrates with the open-plan kitchen and dining space, while opening out to the outdoor undercover entertaining area featuring a built-in kitchen. Additional highlights include a walk-in pantry, hydronic underfloor heating, gas hot water, and double glazed windows for year-round comfort and energy efficiency. Stay cool with evaporative cooling, and enjoy the convenience of a water tank and a sparkling pool for those hot summer days. The double garage under the roofline includes a workshop and storage space, catering to all your practical needs. An added bonus is the office with an attached bathroom, offering versatility as a potential guest bedroom. This home is truly a masterpiece designed for contemporary living, with every detail thoughtfully considered to provide the ultimate lifestyle experience. Don't miss the opportunity to make this exceptional property your forever home.

**Property features-** 2920m<sup>2</sup> block- 4 bedrooms w/ builtins- Kids bedrooms with builtin desks- 3 bathrooms - master w/ split-level open ensuite- 2 separate living spaces- Wood ducted and under floor and hydronic heating- Evaporative cooling- Spacious living room with cathedral ceiling & exposed wood beams with views- Open kitchen and dining room - Stone benchtops- Walk-in pantry- Coat closet & guest toilet- Undercover outdoor kitchen- Pool area with cabana - Approved DA for a site shed- Double garage with automatic doors- Downstairs office space (has potential to be 5th bedroom)- Water tank- Solar panels

**Disclaimer:** All information regarding this property is from sources we believe to be accurate, however, we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture, and descriptions.