

# 59 Bent Street, Cooma, NSW 2630



## House For Sale

Wednesday, 25 October 2023

59 Bent Street, Cooma, NSW 2630

Bedrooms: 6

Bathrooms: 2

Parkings: 2

Area: 3552 m2

Type: House



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**\$980,000**

Situated on a large 3552m<sup>2</sup> block, this federation-inspired home is only 12 years old and exudes charm with its quality craftsmanship and attention to detail. This property is set back from the street and conveys peace and privacy. Let us tell you more about Cooma's best kept secret....Presenting this magnificent family haven at 59 Bent Street - a luxurious 6 bedroom, 2 bathroom home perched in a secluded and elevated position, boasting a northerly aspect with serene, unobstructed views. From the wrap-around porch to the sprawling backyard, this home has something for every member of the family. As you step inside, you'll be greeted by a beautifully designed interior that seamlessly combines style and functionality. With high ceilings and polished hardwood floors, you and your family will continue to be surprised as you look around each corner of this beautiful home. The floor plan is thoughtful and intentionally creates a sense of space and allows for easy flow between the living areas, providing an ambient space to unwind after a long day. The kitchen will inspire your inner gourmet chef with high-end appliances, including a SMEG gas cooker and a Fisher & Paykel dual-drawer dishwasher. The stone bench tops complete your very own 'Master Chef' kitchen. With ceiling fans throughout, zoned ducted gas heating, and a wood fireplace, every season is catered for to ensure comfort in your spectacular abode. Excess insulation was installed to keep the home energy efficient for cold Cooma winters. This, with double-glazed windows keeps this home warm in winter, cool in summer and the heating bill down. The master bedroom extends an invitation to unwind with an intimate ensuite and generous walk-in robe, while the remaining bedrooms offer built-in wardrobes and are gracefully carpeted, ensuring a cosy environment for restful slumbers. The oversized garage allows space for all the toys, whether you have motorbikes, boats, a caravan, or would just like additional space for a workshop, this shed will not disappoint. There is also an abundance of storage options including the garage, under the house, and in the roof cavity. Lighting and power points have been installed in all of these areas for easy lighting options. For those that are thinking ahead, the extremely generous block size offers the potential to place a detached granny flat, studio, or even second dwelling STCA.

**Property Features-** 3552m<sup>2</sup> block- Open-plan kitchen and dining rooms- Spacious lounge room with a wood fireplace- 6 bedrooms with built-in wardrobes- Ensuite & walk-in wardrobe to the main bedroom- Hardwood timber flooring- Double-glazed windows- Family bathroom with a cast iron bathtub & separate shower- Ducted-zoned gas heating- Gas hot water- Large garage with storage- Under house storage

**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.