

**70 Pershing Place, Tanilba Bay, NSW 2319**



**Sold House**

Wednesday, 23 August 2023

70 Pershing Place, Tanilba Bay, NSW 2319

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 575 m2**

**Type: House**



Greg Delahunty

**\$875,000**

Located in the popular "Koala Bay Estate" at Tanilba Bay is this wonderful home. The proud owners have been extremely busy upgrading the home and completed everything in a quality fashion. For anyone looking to downsize this is simply walk in, nothing to be done whilst also having an abundance of features. Some of the many features include 3 bedrooms with the main being extra large while also having ensuite and dual walk in robe, beautiful kitchen with large island bench, walk in pantry, ample cupboard space, combined lounge and dining rooms and good sized main bathroom and laundry. The home has internal access to the double lock up garage which has automatic doors, Led down lights, quality floor tiles, while the ducted air conditioning will provide year-round comfort. Outside you have an amazing enclosed entertaining area which has a built-in pizza oven and BBQ, air conditioner and heater which overlooks the wonderful salt water heated swimming pool. The home has large side access for both the boat and caravan, established lawns and gardens, fruit trees and vegie patches, automatic sprinkler system, spear point pump while there is solar panels on the roof as well. The home sits in a very central location in the Koala Bay Estate and is in walking distance to both the Kooindah Shopping Centre and the Local RSL Club while only a short drive to the Tanilba Bay Shopping Centre and to the Water's Edge. Call for an inspection today! **DISCLAIMER:** We have in preparing this document used our best endeavor's to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.