

# 74 Coonabarabran Road, Coomba Park, NSW 2428

## House For Sale

Thursday, 9 May 2024



74 Coonabarabran Road, Coomba Park, NSW 2428

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 556 m2**

**Type: House**



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**\$739,000**

\* 3-bedroom home, open plan living with timber floor & A/C\* Main bedroom with ensuite, walk in robe & balcony access\* Remaining 2 bedrooms have built in robes & fans\* Stunning kitchen with Caesar stone island bench\* Walk through pantry from garage into kitchen\* Front balcony to relax and enjoy the afternoon sun\* Huge rear covered entertaining deck with lake glimpses\* Lower entertaining deck - ideal area for fire pit\* Large double garage with 2.9m high door\* Garage also 6m wide x 8m long + side access for boat\* Shed and work area under house with lots of space\* 8.1kw solar system to help with the cost of living\* 32,000 litre water capacity\* Under 750m walk to shop & 200m walk to waterfront reserve\* Under 1km walk to boat ramp & 1.3km walk to Aquatic Club

Located in the heart of Coomba Park is this amazing home with a very large entertaining deck and lake glimpses. You can sit and relax on the front balcony and enjoy the afternoon sun, privacy, outlook, and overall room to move from the covered entertaining deck at the rear of the home. This smart 3-bedroom home offers air-conditioned open plan living, stunning kitchen with Caesar Stone Island bench and walk through pantry, and timber floors throughout. All three bedrooms are spacious, and the main offers walk in robe and ensuite with the main and second bedrooms opening onto the rear deck. This home has a very large garage with an exceptional 2.9m high garage door suitable for most boats and some caravans. There is side access with room for the caravan or boat and plenty of room under the home including garden shed and workspace. There is a lower-level entertaining / sitting area, ideal for the fire pit area and just an area to get away if one needs. Also, the advantage of a large 8.1kw solar system helps with the cost of living. This wonderful home is only 1.3km walk to Coomba Aquatic Club, under 200m walk to Waterfront Reserve and under 1km walk to boat ramp and local shop. To arrange an inspection or for more information, please call Troy Perrim on 0421 949 886 or the team at Coastal Realty. We have obtained all information in this document from sources we believe to be reliable, however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.