

# 84 Carroll Circuit, Cooranbong, NSW 2265



## House For Sale

Wednesday, 20 March 2024

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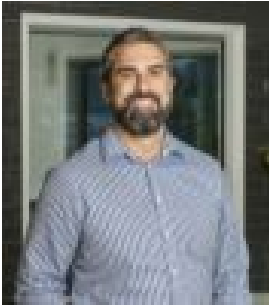
Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 714 m2

Type: House



Ben Wrigley  
1300322366



Kaine Robinson  
0401199636

**\$1,180,000 - \$1,220,000**

**\*\* Private Inspections available upon request by contacting Ben Wrigley on 0409 652 160 \*\***Known as 'Natures Playground', the master-planned Watagan Park Estate and is epitomised with this stunning 2021-built home. Offering outstanding street appeal, this beautiful 'Hamptons' style home is your forever home with plenty of space for the family to grow together. With a rural outlook, this brilliant home is perfect from every angle. Features include, but are not limited to:

- Four modern bedrooms, all appointed with built-in robes, ducted air-conditioning, and plantation shutters. Master bedroom featuring a luxurious ensuite (including his and her sinks and shower) and large his/her walk-in robe.
- Stylish kitchen with plenty of bench space, stone benchtops, breakfast bar, soft-close cabinetry, butler's pantry, natural gas cooking and quality stainless-steel appliances.
- A brilliant floorplan with multiple living areas across both levels including children's retreat, theatre room, large open plan living and dining perfect for the entire family and leading seamlessly onto the alfresco area.
- Inviting alfresco area overlooking your level and fully fenced backyard and sparkling pool, perfect to enjoy with family and friends or watch the kids play.
- Quality and private pool with quality surrounds for those balmy summer nights.
- Level block and low maintenance with gated side access home perfect for all ages and demographics with room for a large shed.

Additional features: 2021-build, zoned ducted air-conditioning system, 2.7m ceilings throughout, outstanding floorplan, arguably the finest street in Watagan Park Estate with a brilliant overlook over natural bushland, additional powder room. The convenience of being close to local shops, schools (public and private), Avondale University and the M1 Motorway make it appealing to all buyers seeking a central location between Sydney and Newcastle. Lifestyle properties are extremely sought-after and do not last long so get in quick and take advantage of convenience and extravagance. Forget the stress of building and move straight into your forever home. Rental Appraisal: \$850/week with the Ellejayne Property Management and Investor Club. **DISCLAIMER** Ellejayne Realty have obtained all information provided here from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.