

# 85 Melaleuca Drive, Coolongolook, NSW 2423



## House For Sale

Friday, 12 April 2024

85 Melaleuca Drive, Coolongolook, NSW 2423

Bedrooms: 4

Bathrooms: 2

Parkings: 7

Area: 4000 m2

Type: House



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**\$720,000 - \$740,000**

This charming property in Riverlands Estate offers the perfect blend of space, comfort, and convenience for you and your family. A unique feature of this property is the Wang Wauk River, just 1.2km down the road, presents a fantastic opportunity for outdoor recreation. With a communal picnic area and estate only private jetty, you'll have the perfect setting for family outings and relaxation by the water and the additional opportunity to head for a approx 15min boatride to the coastal town of Forster. This freshly painted, steel-framed house, boasts 4 spacious bedrooms, all with new carpet, providing ample accommodation for the family. The master bedroom is air-conditioned and includes a walk-in robe and ensuite for added comfort. The remaining bedrooms feature built-in robes, ensuring plenty of storage space. With two separate living areas, including one with a fireplace and split system air conditioning, there's ample room for everyone to relax and unwind. Whether you're cozying up by the fire or enjoying the cool breeze, these living spaces offer versatility for year-round comfort. The internal access from the double lock-up garage is a convenient feature, allowing you to easily move between your vehicles and the interior of the house, especially during inclement weather. This setup not only provides shelter for your vehicles but also offers additional storage space for tools, equipment, or recreational gear. Additionally, the presence of an additional carport capable of accommodating two more vehicles expands your parking options, making it convenient for households with multiple vehicles or guests. An added feature is the electric auto gates at the entrance of the property. Combined, these features contribute to the overall appeal and functionality of the property, ensuring both convenience and security for you and your family. Situated on a generous 4000m<sup>2</sup> fully fenced block, you'll enjoy tranquility and privacy while being just a short drive away from amenities. Coolongolook township is only 4.7km away, offering easy access to shops services and the local Public School and Nabiac is also within reach at 16km drive. Overall, this property provides a fantastic opportunity to enjoy a relaxed lifestyle in a beautiful rural setting, with all the comforts and conveniences you need for modern living. Don't miss out on the chance to make it your own! R & R Property makes no representations of the accuracy of the information provided by our vendors. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps, and images are representative only, for marketing purposes.