

**92 Coolawin Circle, Narara, NSW 2250**



**Sold House**

Friday, 8 September 2023

92 Coolawin Circle, Narara, NSW 2250

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 710 m2**

**Type: House**



Kieran Easton

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**\$1,340,000**

Immediately impressive and fully equipped with every modern luxury, this exceptional property is located in a very popular enclave of Narara. Set on a sun-drenched, peaceful, and private parcel, this is a complete entertainer's package that has been thoughtfully designed to offer an incredible family lifestyle. Spread across a spacious split-level design, showcasing stunning interiors, a fresh neutral colour palette, an abundance of natural light, warm timber tones, beautiful hardwood timber floors, and sleek contemporary finishings throughout. Offering a selection of spacious living zones, a striking gourmet kitchen sitting in the heart of the home, generously proportioned private quarters, the parents' own zone to retreat to, and a seamless flow floorplan spilling out to a fantastic covered outdoor alfresco entertaining area. Completing this dream package is the sparkling resort-style swimming pool. Perfectly elevated and capturing an expansive leafy valley outlook, this inviting retreat is ready and waiting to be enjoyed all summer and beyond. Simply a must to see – homes of this calibre don't come along often!

**Features:-** Quality-built brick residence framed by beautifully landscaped grounds, occupying an elevated position in a prime enclave of Narara, within walking distance to the very popular St. Phillips Christian School. Five bedrooms in total, including:- Indulgent master suite, complete with walk-in robe and ensuite, opens up to its own balcony, taking in the beautiful valley vistas.- Three additional bedrooms, all with built-in robes and ceiling fans.- Dedicated home office (or alternative fifth bedroom) perfectly positioned on the entry level.- Striking gourmet kitchen offering beautiful stone benchtops, quality stainless steel appliances, including a 900mm freestanding oven with natural gas cooktop, a huge island breakfast bar, an abundance of bench and cupboard space, and a walk-in pantry.- Spacious open-plan living zones encompass the kitchen, dining area, family room, and living area before spilling out to a covered alfresco entertaining area. There is plenty of space for the whole family here.- Fresh and naturally light main bathroom with double basin/vanity, oversized bath, separate shower, and toilet; powder room. Entertaining is a breeze:- Outdoors, you will feel like you are on a permanent holiday, with a wraparound covered alfresco area overlooking the soft grass and sparkling resort-style saltwater swimming pool, securely fenced and framed by beautiful, lush gardens. Perfect for watching the kids at play or gathering with family and friends - entertaining all year round. The property is fully fenced and gated at the rear and sides – great for the kids and pets to play. Your very own peaceful, private retreat.- Double automatic lock-up garage with internal access to the home.- Massive 30 x solar panels with 10kw power – huge savings here.

**Extras:** NBN fibre to the premises, ducted air conditioning, ceiling fans, natural gas heating, bayonet, cooking, and hot water and solar hot water, 30 solar panels with 10kw power, freshly painted, led lighting, and an abundance of storage throughout, as well as a rainwater tank for the pool and grey water. All set in an incredibly desirable and convenient location offering easy access to an array of schools (including walking distance to St. Phillips Christian School) and easy access to buses and trains, the Gosford CBD, waterfront, cafes, and hospitals. For commuters, the M1 provides access to Sydney and Newcastle, along with the University of Newcastle (Ourimbah Campus), Westfield Tuggerah, and Erina Fair, all within 15 minutes. Adding to all of this is a selection of beautiful beaches and bushwalks, all within 20 minutes. If you've been searching for your dream home in Narara, this property is an absolute must-see. For any further questions or to arrange an inspection, call Jodie Walsh today on 0424 914 364 or Kieran Easton 0413 164 308.