

# 94 Leary's Lane, Coolamon, NSW 2701

## Sold House

Saturday, 13 April 2024

94 Leary's Lane, Coolamon, NSW 2701

Bedrooms: 5

Bathrooms: 2

Parkings: 5

Area: 2 m2

Type: House



Chris Ward  
0269233200

**\$1,000,000**

\*Let us show you this property. Please contact agent for your private inspection. Nestled on 5 beautiful acres in the heart of Coolamon, awaits a stunning 5-bedroom family home that promises a lifestyle of luxury, comfort, and serenity. Boasting an array of premium features and ample space for entertainment and relaxation, this property is truly a dream come true for home buyers looking for the complete rural package. Inside you'll discover three spacious living areas, including an oversized open-plan kitchen and living space that offers impressive views of the pool and kids' playground, creating an ideal setting for family gatherings and social events. The home is equipped with 8 zoned reverse cycle air conditioning, installed in 2020, along with a cozy wood fire for added warmth and ambiance. Outdoor living is taken to new heights with an all-weather alfresco area featuring an automatic patio roof, shade, plastic blinds, and misters, allowing you to enjoy the outdoor space year-round in comfort and style. Dive into the salt-chlorinated pool, complete with an inground automatic cleaning system, while the versatile pool house adds convenience and charm to your leisure time. Plantation shutters throughout the home, add a touch of elegance and privacy to the interiors. For the hobbyist or handyman, the property boasts an open-bay boat and tractor shed, a massive powered workshop with a mezzanine floor, and a separate open bay caravan shed, providing ample space for storage and projects. This home has been upgraded with new insulation throughout the roof (R6 rating), LED downlights, and a 9kW solar system for energy efficiency and savings. A 22,000-liter tank, replaced in 2022, supplies water to the house and yard, seamlessly transitioning to mains when needed. Don't miss the opportunity to make this exquisite property your own and experience the best of rural living in Coolamon, NSW, with this exceptional family home that combines comfort, luxury, and space in one perfect package. Notable features:- 3 living spaces- Oversize open plan living kitchen and living with views onto the pool and kids playground- 8 zoned reverse cycle installed in 2020 plus wood fire - All-weather alfresco area with automatic patio roof, shade and plastic blinds and misters - Salt chlorinated pool with inground automatic cleaning system and versatile pool house- Open-bay boat and tractor shed (14.4 x 8m); and huge powered workshop (14.4 x 9 m), complete with mezzanine floor.- Separate open bay caravan shed- 9kw solar system - 22000ltr tank which feeds the house and yard - can turn to mains when it runs out (Tank replaced in 2022)\*Floor plan available upon request Disclaimer: We have obtained all information in this document from sources we believe to be reliable, however we cannot guarantee its accuracy. We accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained herein. Prospective purchasers are advised to carry out their own enquiries to verify the information contained in this document