

11 O'Leary Drive, Cooranbong, NSW 2265

House For Sale

Wednesday, 19 June 2024

11 O'Leary Drive, Cooranbong, NSW 2265

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 556 m2

Type: House



Matt Hutchinson

0249260635

Guide \$750,000 - \$820,000

Experience an easy and enjoyable lifestyle in this quality 3-bedroom, 2-bathroom brick home situated in the highly sought-after Watagan Park Estate. Ideal for first-home buyers, downsizers, families, or investors, this north-facing home boasts an effortless, single-level floor plan. Peacefully positioned in a new and thriving neighbourhood, it's convenient to shops, schools, cafes, Morisset CBD and an array of recreational areas – from the stunning nature trails of Watagans National Park to the sparkling shores of Lake Macquarie. The home's inviting interiors include an open plan living, dining and kitchen zone, ducted air conditioning, and easy-care tiled flooring. All three bedrooms include built-in robes, carpet and ceiling fans, while the master suite features a walk-in closet and spacious ensuite bathroom. The stylish contemporary kitchen makes mealtimes a breeze with a sleek kitchen island/breakfast bar, natural gas cooktop, 900mm oven, dishwasher and separate pantry. Outside, a covered patio is perfect for entertaining, with heaters and a ceiling fan providing year-round comfort. Enjoy a BBQ overlooking the picturesque backyard, which includes raised garden beds, a large storage shed, and a cosy firepit encircled by bench seating – the perfect spot for having a drink with friends or watching the kids or pooch run around the lush lawn. There's plenty of parking space, with a double lock-up garage, spacious driveway and side driveway (which gives you drive-through access to the backyard storage shed). Park your cars or store your boat, bike or trailer with ease. This 7-year young home caters to all your lifestyle needs. You're in the perfect spot to enjoy scenic bushwalks, lakeside picnics, swimming, fishing, boating, trail riding, and dining out at popular Lake Macquarie cafes and restaurants. Commute to Newcastle, the Central Coast, or Sydney with quick access to the M1 and Morisset Train Station. Take advantage of this fantastic opportunity to live in a welcoming and growing neighbourhood. Features include:

- Low-maintenance, modern 3-bedroom, 2-bathroom brick home on a 556 m² parcel in the sought-after Watagan Park Estate – close to shops, schools, cafes and Lake Macquarie lifestyle areas
- 3 generous bedrooms, all with built-in robes, ceiling fans and carpet; the spacious main bedroom includes a walk-in closet and a spacious ensuite bathroom with a shower and toilet
- 2 up-to-date bathrooms, including a main bathroom with a shower, bath and separate toilet
- Sunny contemporary kitchen includes a natural gas cooktop and rangehood, 900mm oven, dishwasher, sleek kitchen bench/breakfast bar and a separate storage pantry
- Light-filled living and dining room has delightful backyard views and low-maintenance tiled flooring
- Covered outdoor patio with ceiling fans and heaters for year-round entertaining
- Automatic sprinkler system
- Home security system
- Large, level, fully-fenced backyard includes a veggie patch, easy-care gardens, a firepit with built-in bench seating, an outdoor shower and a large work/storage shed
- Double lock-up garage with handy internal access, custom shelving and loft storage reached via a built-in ladder. Plus, there is ample off-street parking on the drive and side driveway access to the backyard
- Extras: ducted air conditioning throughout, private north-facing front courtyard and an internal laundry with side yard access

Conveniently close to shops, schools, Lake Macquarie, Watagans National Park and various commuting options. 1.6km (5 min drive) to Avondale School, 4km to Cooranbong Public School, 2.4km to Cooranbong Shopping Village, and 9.2km (10 mins) to Morisset Train Station and CBD. Outgoings: Council Rates: \$1,844.00 approx. per annum. Disclaimer: All information provided by Presence Real Estate in the promotion of a property for either sale or lease has been gathered from various third-party sources that we believe to be reliable. However, Presence Real Estate cannot guarantee its accuracy, and we accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements in the information provided. Prospective purchasers and renters are advised to carry out their own investigations and rely on their own inquiries. All images, measurements, diagrams, renderings and data are indicative and for illustrative purposes only and are subject to change. The information provided by Presence Real Estate is general in nature and does not take into account the individual circumstances of the person or persons objective financial situation or needs.