

**13 Berberick Court, Thurgoona, NSW 2640**



**House For Sale**

Sunday, 23 June 2024

13 Berberick Court, Thurgoona, NSW 2640

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 764 m2**

**Type: House**



Andrea Lever



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## ONLINE AUCTION

Welcome to 13 Berberick Court, Thurgoona, a sanctuary of sophistication and modern living. Nestled in a prime location, just 1km from Thurgoona Plaza and within close proximity to Charles Sturt University and top-tier schools, this home offers unparalleled convenience and comfort. Set on a generous 764sqm, this residence is designed for those who value space, style, and functionality. Boasting four well-appointed bedrooms, each equipped with robes and ceiling fans, this home ensures comfort for every family member. The master suite is a private retreat, featuring a walk-in robe, a modern ensuite, and a split system for optimal climate control. The heart of the home is the open plan kitchen, meals, and living space. The impressive kitchen is a chef's dream, highlighted by stunning stone benchtops, a 900mm gas cooktop, an electric oven, and a dishwasher. The seamless flow from the kitchen to the living areas creates an inviting space perfect for family gatherings and entertaining guests. A separate lounge with a kitchenette and split system can be closed off, offering a versatile living zone or guest quarters. The large rumpus room, complete with a projector and surround sound, is the ultimate home theatre experience, ideal for movie nights and gaming. Ducted heating and cooling ensure year-round comfort, while solar panels provide energy efficiency. The main bathroom features a luxurious corner bath, with a third toilet conveniently positioned near the laundry. Outdoor living is equally impressive with a large undercover deck perfect for al fresco dining and entertaining. A second private deck near the shed offers a serene spot to unwind. The low-maintenance yard, accessible via side yard access, is perfect for children to play and pets to roam. For the hobbyist or tradesperson, the property includes two garden sheds and a large insulated three-phase powered shed that can accommodate up to four cars, complete with racks and benches. This home is not just a place to live but a lifestyle to embrace. Contact us today and discover the elegance and comfort that await you at 13 Berberick Court, Thurgoona. Rental estimate is \$625 per week for the investors. Disclaimer: All information regarding this property is from sources we believe to be accurate, however, we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.