

**3 Sellar Street, Cooma, NSW 2630**

**McGrath**

**House For Sale**

Tuesday, 25 June 2024

3 Sellar Street, Cooma, NSW 2630

**Bedrooms: 4**

**Bathrooms: 2**

**Area: 648 m<sup>2</sup>**

**Type: House**



Luke Tozer

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## Guide \$750,000

Prepare to be captivated by this stunningly renovated and remodeled residence, where simplicity meets sophistication. Formerly a modest 2-bedroom home, this property has undergone a remarkable transformation, now a 4 bedrooms 2 bathroom home. Step inside to discover a sleek and modern aesthetic, with a twist of character that adds a unique charm to every corner. The heart of the home is the modern kitchen, complete with a timber breakfast bar, stone benchtops, and a butler's pantry, illuminated by under-cabinet lighting. Adjacent lounge area with an electric fireplace adds warmth and ambiance to the living space, creating an inviting atmosphere. Each of the 4 generously sized bedrooms is equipped with well appointed wardrobes. The main bathroom and ensuit both feature underfloor heating for ultimate comfort. This home has also been meticulously rebuilt and upgraded, with modern materials such as double-glazed windows and full insulation ensuring energy efficiency and comfort throughout. Entertain guests or simply unwind on the large rear deck, overlooking the beautifully landscaped yards. Additionally it offers, a detached flex space providing possibilities as a home or hobby space, complete with power, AC, a large skylight, and is fully insulated. This is a perfect property for downsizers, offering ample space without compromising on quality or craftsmanship. Every detail has been thoughtfully considered, from the new roof and windows to the completely rewired and plumbed interior. Charming on the outside and impressive from the moment you step through the door, this home is sure to leave a lasting impression. Don't miss the opportunity to experience the unparalleled elegance and sophistication of this must-see property.