

**30 Cohen Way, Thrumster, NSW, 2444**



**House For Sale**

Friday, 9 August 2024

30 Cohen Way, Thrumster, NSW, 2444

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Stylish Single Level Home with Convenient Side Access

Positioned right where you will want to be in the highly sought-after Sovereign Hills Community. This stylish, all-level home offers move-in-ready convenience, modern comfort, and exceptional design. Not limited to families, it's also a perfect choice for investors and retirees alike.

The home boasts a neutral décor and an open, free-flowing layout enhanced by high ceilings and ducted air-conditioning. The sunlit living area incorporating spacious lounge and dining zones, seamlessly connecting to a sleek, modern kitchen. Here, you'll find stone benchtops, a walk-in pantry, and all the modern conveniences needed to create a perfect hub for entertaining.

From the living area, glass sliding doors seamlessly transition to a spacious, covered alfresco area, perfect for relaxed dining or large family gatherings. This property stands out with its expansive, private backyard, providing a secure and open space for children and pets to play freely.

The light filled master suite, situated at the front of the home, features a walk-in robe and a generous ensuite, providing a private retreat. The remaining three bedrooms come with built-in robes and share a thoughtfully designed family sized bathroom.

Adding to the home's appeal is an oversized double garage with a storeroom/workshop area and convenient side access for a camping trailer or boat, all situated on a level low maintenance block.

Enjoy effortless access to Sovereign Place Town Centre, where you'll find cosmopolitan cafes, retail shops, and a supermarket. Childcare facilities, schools, Lake Innes Village shopping centre, the university, and the hospital precinct are all just a short drive away. Plus, you're only a 10km commute from the vibrant heart of Port Macquarie.

### Property Descriptions

- Stylish single-level home on level, low maintenance block
- Modern open-plan living with high ceilings & ducted AC
- Sleek kitchen features stone benchtops and walk-in pantry
- Seamless flow onto alfresco area and private backyard
- Luxurious master suite with walk-in robe and ensuite
- Double garage with storeroom/workshop, side access
- Convenient to Sovereign Place Town Centre, parklands

### Property Details:

Council: \$3,000 p/a approx.

Land Size: 546 m<sup>2</sup>

Rental Potential: \$600 - \$650 p/w approx

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