

**39 Coolong Avenue, Berwick, Vic 3806**



**House For Sale**

Sunday, 23 June 2024

39 Coolong Avenue, Berwick, Vic 3806

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 530 m2**

**Type: House**



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## AUCTION

Does living and location get any better than the modern simplicity, family comfort in the true heart of Berwick? Join a true community with contemporary living in the prestigious prime location within Northside Timbarra Estate. This well-presented home is conveniently close to Parkhill Shopping Centre, local schools, day-care, freeway access, and public transport. Not far away from all of Berwick and Narre Warrens amenities and services, Eden Rise and Fountain Gate shopping centres, restaurants and cafes, Chisholm TAFE, Federation University, and Casey Hospital. On a generous 530 m<sup>2</sup> block, the home features four bedrooms, BIR's throughout, and a master bedroom with a full ensuite and WIR. Is it 4 bedrooms or 3 and a spacious study? You decide! The residence boasts two separate living areas and a delightful well-equipped kitchen with modern appliances, dishwasher and loads of bench and cupboard space. A well-appointed family Bathroom (with bath and separate shower), and a separate WC is positioned perfectly to service the whole family. The internal well-equipped laundry at the rear of the home (outside access). Additional highlights include a double lock-up remote garage, a split system air conditioner, a The home offers strong appeal with the comfort of split system heating and cooling, an oversized double lock-up remote garage (rear access) and a large wraparound rear garden including spacious covered outdoor entertaining area (direct access from the living rooms), solar power, and a fully lined and powered garden shed. A super large rear yard for the barbeque and kids' trampoline and further potential to develop the rest of the secure yard offering a range of possibilities. Maybe just create your own entertaining oasis.