

# 41 McDowell Street, Cooranbong, NSW, 2265

## House For Sale

Wednesday, 4 September 2024

41 McDowell Street, Cooranbong, NSW, 2265

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## YOUR FAMILY'S PERFECT ESCAPE IN COORANBONG!

### Property Highlights:

- Spacious family home set in the highly sought suburb of Cooranbong.
- Open plan living and dining with direct access to the alfresco, plus a media room.
- Spacious kitchen with 20mm Caesarstone benchtops, a walk-in pantry, a kitchen island with a breakfast bar, an undermount dual sink, and quality appliances.
- Four generous bedrooms, all with carpet, ceiling fans and built-in or walk-in robes.
- Contemporary family bathroom and master ensuite, both with 20mm Caesarstone benchtops, floating vanities, showers with built-in recesses, plus a built-in bath and separate WC to the main.
- Actron Air ducted air conditioning with 2 zones, plus ceiling fans throughout.
- Rear alfresco with a gas bayonet, overlooking the large, fully fenced backyard.
- Double attached garage with internal access, plus dual side gate access to the yard.
- Gas hot water and NBN fibre to the premises.

Discover a serene family haven where the peaceful ambiance and the surrounding natural beauty immediately captivate. This stunning brick and tile home, set within the lush landscapes of Cooranbong, invites you to experience a lifestyle of comfort and convenience, perfectly nestled at the foothills of the majestic Watagan Mountain Range.

Located just minutes from quality schooling options, this home is also conveniently close to shops, medical facilities, and the upcoming Woolworths Shopping Centre. The new Cedar Mill entertainment precinct under development promises even more excitement just around the corner. With easy access to the M1 Motorway, national parks, restaurants, and the sparkling shores of Lake Macquarie, this home offers the perfect blend of luxury, lifestyle, and location.

From the moment you arrive, the beautifully established gardens, adorned with flourishing trees, offer a warm welcome, hinting at the delights within. The wide driveway leads to an attached double garage with internal access, enhancing the home's street appeal and practical convenience.

Step inside through the wide entryway, where a harmonious blend of tiles, carpet, and hybrid floors creates a contemporary yet inviting atmosphere. Roller blinds throughout the home provide both style and privacy, ensuring that every room feels thoughtfully designed.

At the front of the house, the carpeted media room, complete with a ceiling fan and light, offers a quiet retreat with views over the garden. Whether it serves as a dedicated space for family movie nights or transforms into a home office, this room perfectly balances function and comfort.

Moving deeper into the home, the open-plan living, dining, and kitchen area unfolds, where floating floorboards and two ceiling fans with lights ensure the space is both practical and stylish. The gas point in the living area adds a cosy touch, while a glass sliding door opens to the alfresco, inviting you to step outside and enjoy the fresh air.

The kitchen is a chef's dream, featuring 20mm Caesarstone benchtops, a large kitchen island with a breakfast bar, and two pendant lights that create a warm, welcoming glow. The walk-in pantry offers ample storage, and the Technika 900mm oven and five burner gas stovetop, complemented by a Technika range hood, make cooking a breeze. The Veneto dishwasher and dual undermount sink add further convenience, while the subway tile splashback ties the space together with a touch of elegance.

The master bedroom serves as a private retreat, featuring plush carpet, a ceiling fan with light, and a spacious walk-in robe. The ensuite boasts a floating vanity with a 20mm Caesarstone benchtop, a shower, and a WC, offering a sanctuary of comfort and style.

The three additional family bedrooms, all with carpet, ceiling fans with lights, and built-in robes, ensure everyone has

their own space to unwind.

The main bathroom mirrors the luxury found in the ensuite, with a floating vanity topped with 20mm Caesarstone, a built-in bath, and a shower with a built-in recess. A separate WC adds to the convenience, making it ideal for busy family life.

Step outside to the undercover alfresco area, where a gas bayonet makes outdoor entertaining a joy. The fully fenced yard, complete with a grassed lawn and established gardens, offers dual side access, creating the perfect space for children to play or for pets to roam freely.

Additional features of this impressive home include NBN fibre to the premises, gas hot water, and Actron Air 2 zone ducted air conditioning, ensuring year round comfort.

This is more than just a home; it's your gateway to a life of convenience and unparalleled beauty in the heart of Cooranbong. We encourage our clients to contact the team at Clarke & Co Estate Agents today to secure their inspections.

Why you'll love where you live;

- Moments to a range of quality schooling options.
- A short drive to Watagan National Park, the glistening shores of Lake Macquarie and the Awaba Mountain Bike Park
- A 45 minute drive to the Hunter Valley, boasting restaurants, cellar doors and world-class events, right at your doorstep!
- Less than an hour's drive to Newcastle's city lights and pristine beaches.
- 15 minutes to the bustling centre of Morisset, offering all the services, retail and dining options you could need.
- A short drive to the new Cedar Mill Lake Macquarie entertainment precinct currently under development.

\*\*\*Health & Safety Measures are in Place for Open Homes & All Private Inspections

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