

# 9 Garner Close, Cooranbong, NSW, 2265



## House For Sale

Monday, 2 September 2024

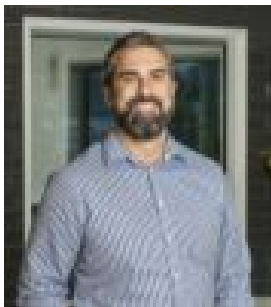
9 Garner Close, Cooranbong, NSW, 2265

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Ben Wrigley  
1300322366

## **SINGLE LEVEL BRICK AND TILE HOME WITH RESORT-STYLE POOL IN QUIET CUL-DE-SAC STREET - COORANBONG**

Perched on an elevated 625m<sup>2</sup> block at the end of a quiet cul-de-sac street, this spacious home offers an outstanding lifestyle for a variety of buyers, especially families and retirees seeking a low-maintenance home.

Forming part of a tight-knit and sought-after cul-de-sac street, enjoy a safe and quiet street in the thriving suburb of Cooranbong.

With features both inside and outside, this home will be of high interest to a variety of buyers seeking the desirable Cooranbong lifestyle on a great block.

Features include, but are not limited to:

- Four bedrooms, all appointed with ducted air-conditioning, built-in robes, ceiling fans and plantation shutters. Master featuring ensuite and walk-in robe.
- Multiple living areas with formal lounge featuring fireplace and access to one of two entertaining areas, open plan living/dining with a kitchen that flows conveniently onto a large concrete entertaining area.
- Country-style kitchen with outstanding storage, plenty of bench space with breakfast bar, dishwasher and a beautiful outlook over the amazing concrete pool.
- Large, concreted and private alfresco area overlooking a resort-style concrete pool, perfect for stylish social gatherings around the pool with family and friends.
- Widened concrete driveway with gated side access to large carport – perfect for the storage of boats, trailers, additional cars etc

Additional features: 28 x solar panels to assist with rising power costs, NBN to the kerb, outstanding street with friendly neighbours, plantation shutters, split-system air-conditioning, two quality entertaining areas, firepit area overlooking pool.

The convenience of being close to local shops, schools (public and private), Avondale University and the M1 Motorway make it appealing to all buyers seeking a central location between Sydney and Newcastle.

Properties like this do not last long so get in quick and take advantage of convenience and extravagance.

Rental Appraisal: \$730-\$750/week with the Ellejayne Property Management and Investor Club

### **DISCLAIMER**

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