

58 Koala Crescent, Coonabarabran, NSW, 2357



Sold Acreage Semi-rural

Saturday, 16 November 2024

58 Koala Crescent, Coonabarabran, NSW, 2357

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Type: Acreage Semi-rural



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Girraween

LAWD is pleased to present "Girraween" 58 Koala Crescent, Coonabarabran (the Property). Situated on 1.31* hectares (3.25* acres), three* kilometres from the town centre, this quality-built home offers privacy, comfort, and charm.

The character-filled residence offers three-bedrooms, two-bathrooms and additional office space over two stories. The open-plan kitchen flows through to the living and dining areas, which combine effortlessly with the covered timbered deck. The spacious and functional kitchen complete with electric appliances, dishwasher, a large pantry, and a generous amount of storage. Vaulted timber ceilings, polished timber floors and French doors bring warmth and character throughout the home.

In addition to the home, a double lock-up garage with automatic doors and a mezzanine level, presents opportunities for a home office, studio, or teen retreat. A valuable contribution of space for the growing family or business owner.

The home is nestled amongst established native gardens which offer privacy for the homeowner and refuge for the various native birds and animals. A large open backyard with views and frontage to Nandi Creek, complete with a tree house makes it the perfect space for the adventurous and active family.

Other features of the home include:

- ☒ Two split-system air conditioners
- ☒ Ceiling fans throughout
- ☒ Built-in wardrobes in all bedrooms
- ☒ Combustion wood fireplace
- ☒ Large laundry
- ☒ Bore and rainwater storage
- ☒ Double lock up garage, with mezzanine storage
- ☒ Carport

The property is available to be purchased fully furnished, subject to negotiations, a full list of inclusions are available upon request.

Sitting on the divide between the Central West and Northwest Slopes regions, Coonabarabran is driven by the agricultural industry. A thriving country town renowned for its Astronomical Observatories, Coonabarabran is located 147* kilometres from Dubbo, 185* kilometres from Tamworth, 186* kilometres from Mudgee and 362* kilometres to Newcastle.

If you are looking for a tranquil lifestyle, Girraween is a must-inspect. Contact Mark Mudford or Jess Slade to arrange your inspection.