

32 Sunrise Road, Yerrinbool, NSW, 2575



House For Sale

Thursday, 24 October 2024

32 Sunrise Road, Yerrinbool, NSW, 2575

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Type: House



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Rick Mooney

Simplify Your Lifestyle: A Home Designed for Easy Living!

Welcome to 32 Sunrise Road, Yerrinbool—a charming 3-bedroom brick home that perfectly balances modern comfort and serene living. Situated on a spacious 864sqm flat block, this beautifully updated property invites you to experience a peaceful lifestyle while enjoying contemporary features and ample outdoor space. Whether you're entertaining friends or relaxing in your tranquil backyard, this home offers everything you need to create lasting memories.

Property Highlights:

- **Bedrooms:** Three well-appointed bedrooms, all featuring soft, plush carpeting that adds warmth and comfort. The main bedroom includes remote control ceiling fans for personalized climate control.
- **Bathroom:** A convenient bathroom with separate toilet and shower complete with a skylight that floods the space with natural light.
- **Kitchen:** A chef's delight, the country-style kitchen boasts stunning timber benchtops that offer both functionality and aesthetic appeal. Equipped with new appliances, including a wall oven and a dishwasher, making meal preparation a breeze. A skylight in the kitchen provides a bright and airy ambiance, enhancing your cooking experience.
- **Living Areas:** Open-plan living area adorned with stylish laminate flooring, creating a low-maintenance space that is easy to clean and perfect for family gatherings. A sunroom extends from the living area, offering an inviting space to relax while soaking in the sunlight and enjoying views of the tranquil backyard.
- **Outdoor Entertaining:** Step outside to a beautifully paved outdoor entertaining area, ideal for hosting summer barbecues or enjoying quiet evenings under the stars. The expansive backyard features a low-maintenance garden, providing a serene setting that attracts a variety of birdlife, perfect for nature lovers.
- **Sheds and Storage:** An impressive 6m x 3m garden shed/workshop, a spacious 6m x 6m carport, and an additional 7m x 4m work shed ensure ample storage for all your tools and equipment.
- **Water and Energy Efficiency:** A 3500L garden water storage tank provides an eco-friendly solution for watering your garden. Benefit from a 300L Solarhart roof-mounted hot water system, a 5kw solar inverter, and a 3.9kw solar capacity supported by 23 Hyundai solar panels, significantly reducing your energy costs and carbon footprint.

Additional Comforts:

- The home features a restored tiled roof, ensuring durability and aesthetic charm.
- Enjoy year-round comfort with a Saxon slow combustion wood fire for cozy winter nights and a Daikin 5kw split system air conditioning unit for hot summer days.
- Tinted windows enhance insulation and privacy, allowing you to enjoy your home in peace.

Location:

Ideally located with easy access to the freeway for commuters, this property is just 200 meters from the Railway station with regular service to Sydney and just a short drive to Mittagong, where you'll find a variety of services, shops, and amenities. Enjoy the perfect blend of country living with urban conveniences.

This delightful property presents a unique opportunity to embrace a tranquil lifestyle without compromising on modern comforts. Don't miss out on making this beautiful house your new home!

Disclaimer: While every effort has been made to ensure the accuracy of the information contained herein, prospective buyers are advised to conduct their own inquiries and confirm all details before making any commitments.