

**72 Wiry Dock Road, Tralee, NSW, 2620**



**House For Sale**

Saturday, 7 December 2024

72 Wiry Dock Road, Tralee, NSW, 2620

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Exceptional House and Land Package

Nestled in the tranquil suburb of Tralee, this exquisite home seamlessly blends luxury and practicality, creating the perfect haven for modern living. The west-facing design allows for an abundance of natural light, filling the home with warmth and offering breathtaking sunset views each evening. The double-glazed windows ensure peace and quiet, while the advanced ducted heating and cooling systems guarantee year-round comfort, making this home as functional as it is beautiful.

Designed with family living in mind, the heart of the home is its spacious open-plan kitchen, dining, and living area. The kitchen is a culinary dream, featuring premium BOSCH appliances, elegant 40mm stone benchtops, soft-close drawers, and a walk-in pantry for all your storage needs. The adjoining living spaces create a welcoming, fluid environment perfect for entertaining or relaxing. For added flexibility, the home includes two separate living areas, allowing for quiet retreats or spaces to accommodate diverse family needs.

The main bedroom offers a true sanctuary, complete with a generous his-and-her walk-in robe and a stylish ensuite. Three additional bedrooms, all featuring built-in robes, provide ample space for family members or guests. The bathroom, with its floor-to-ceiling tiles and sophisticated wall-hung vanity, exudes a sense of serenity, while the separate powder room adds practicality for busy households.

This home is equipped with all the modern conveniences you could desire. A dedicated study nook provides a quiet area for work or study, while the separate laundry room ensures ease and efficiency. The double-car garage offers both internal and external access for added convenience, while the Samsung smart lock entry and intercom system offer security and peace of mind. The alfresco area at the rear of the home invites you to unwind and entertain, with plenty of space to create your own outdoor oasis.

Located in the peaceful, yet well-connected Tralee, this home is perfect for those who appreciate both tranquillity and convenience. Families will love the proximity to local schools such as Queanbeyan South Public School and Jerrabomberra Public School. The surrounding area is dotted with lush parks and local shopping centres, ensuring all of life's essentials are just a stone's throw away

### Features:

- West facing
- Double glazed windows
- Ducted heating and cooling
- Double car garage with internal and external access
- Intercom bell with large screen
- Samsung smart lock entry or similar
- Gas hot water system or as per plan
- Open plan living kitchen and dining
- Two separate living areas
- Main bedroom with a his and her walk-in-robe and ensuite
- 3 additional bedrooms with built in robes
- Linen storage
- Powder room
- Separate bathroom with bathtub
- Floor to ceiling tiles in bathroom
- Wall hung vanity
- Walk in pantry
- BOSCH appliances in the kitchen
- 40mm stone benchtop
- Soft close drawers

Separate laundry room

Study nook

Alfresco to the rear

Essentials:

Block size: 409m<sup>2</sup>

Build size: 223m<sup>2</sup>

Builder: G1 Home Builders