

**9 Dillon Avenue, Cootamundra, NSW, 2590**



**House For Sale**

Tuesday, 29 October 2024

9 Dillon Avenue, Cootamundra, NSW, 2590

**Bedrooms: 4**

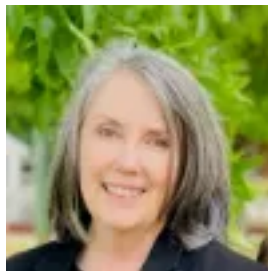
**Bathrooms: 3**

**Parkings: 5**

**Type: House**



Judy Boyd  
0269422122



Liz Johnson  
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## A Designer Family Home With Style

This property has a unique drawcard, overlooking picturesque park like grounds which as a gathering spot for friendly neighborhood events. Designed energy efficiency in mind, this north-facing home welcomes abundant natural light and maximizes space with its soaring vaulted ceilings. Inside, the open-plan design exudes spaciousness while still providing well-defined areas for living, dining, and formal entertaining. There is versatile double garage which can also function as guest suite, featuring its own bedroom, kitchenette, and bathroom - ideal for extended family. This beautifully crafted home blends modern comforts with a welcoming community vibe, making it the perfect place to settle in. Embrace the lifestyle on Dillon Avenue - you'll be glad you did.

- 4 bedrooms main with WIR and ensuite
- Formal lounge and dining zones
- Open plan kitchen and living areas
- Large kitchen with island bench
- 3 way bathroom
- Studio - 1 bedroom, bathroom, kitchenette
- Ducted heating and ducted evaporative cooling
- Vaulted ceilings, solar panels and solar hot water
- Powered garden shed/workshop + 3 carports
- Covered breezeway for outdoor entertaining area