

12 Sheridan Dr, Goonellabah, NSW 2480

Sold - \$760,000

House 4 3 2



SOLD BY THE WAL MURRAY TEAM

After 27 years of being a wonderful family home, 12 Sheridan Drive is now for sale.

Located on the sought-after northern ridge of Goonellabah, this spacious home is a stones throw away from Kadina High School with sporting fields, Goonellabah Shopping Centre and the Goonellabah Sports and Aquatic Centre nearby and school buses pass the front door.

This wonderful family home has a spacious kitchen with all modern amenities such as dishwasher, easy to access built-in oven with highly efficient induction cooktop beside. Multiple power points are at every turn, double sink and enough bench space to allow extra hands when needed without getting under anyone's feet. Storage is not a worry, with soft-closing drawers, a large pantry cupboard and under-cupboard lighting - all fittings are of top quality. Downstairs a living and dining area opens out to a covered paved patio sheltered by the moss covered sandstone retaining wall.

A staircase with beautifully crafted timber bannisters leads to four spacious bedrooms, three with built-ins and the main with an ensuite. Upstairs is also the main lounge area, bathroom and modern laundry.

The lounge area opens onto a balcony which has a leafy outlook towards the north-west. Ceiling fans and reverse-cycle air-conditioning ensure comfort throughout the year. The three-way main bathroom has ample cabinet and vanity space, bath and shower and separate toilet.

At the rear of the house, there is a fully fenced backyard which includes a large, terraced garden area, which can house beds of vegetables as well as ornamental plants and is surrounded by trees, giving privacy from neighbours.

A covered and paved patio area is perfect for alfresco dining and entertaining, whilst a low-maintenance lawn is perfect for children and pets.

A 10,000 litre water tank is plumbed to allow the option of the entire house being run either on rainwater or on the town water supply, with one outdoor tap permanently plumbed to the rainwater.

A further 1,500 litre water tank at the back of the property offers further rainwater storage.

Concrete paths link the front of the property to the back and the driveway leads up to a huge garage with a third bathroom and utility room that can be used as a convenient workspace. 12 solar panels providing approximately 7.5kw per day and a solar hot water system keeping the costs of all utilities down to a minimum.

Listed By

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