

139 Sunrise Rd, Yerrinbool, NSW 2575

Sold - \$1,055,000

House 4  2 



## JUST WHAT YOU HAVE BEEN LOOKING FOR!

Positioned on a generous 1,054m<sup>2</sup> corner block in the peaceful village of Yerrinbool, this impressive family home delivers space, functionality and effortless indoor-outdoor living.

**Open for Inspection**

By Appointment.

Boasting four large bedrooms, the master retreat features a private ensuite and walk-in robe, while multiple living zones and a formal dining area provide flexibility for growing families or those who love to entertain. A cosy fireplace adds warmth and character, perfectly complementing the home's inviting atmosphere.

At the heart of the home, the modern kitchen flows seamlessly to the covered outdoor entertaining area, creating a natural connection between indoor and outdoor spaces ideal for weekend BBQs or relaxed evenings with family and friends.

Set on a prime corner parcel with side access into the backyard, the property offers exceptional practicality with a two bay shed complete with 3-phase power, plus a double garage attached to the home for secure parking and additional storage. Combining generous proportions, versatile living and outstanding vehicle access, this is a rare opportunity to secure a feature packed property in a great location!

### Disclaimer:

All information provided is deemed reliable but is not guaranteed and should be independently verified. The property details, images, and descriptions are for marketing purposes only and may be subject to change without notice. Neither the listing agent nor the agency accept any responsibility for errors or omissions. Buyer should make their own inquiries and seek appropriate professional advice.

### Listed By

Daniel Montes De Oca  
Phone: (02) 4677 1348  
Mobile: 0405 293 384

