

35 Golf Course Rd, Barooga, NSW 3644

\$700,000 - \$770,000

House 4 2 3



## The Ultimate Golfing Paradise

Discover the ultimate lifestyle upgrade with this exquisite elevated four-bedroom brick home, nestled in a prime location that offers breathtaking views of the fairways at Cobram Barooga Golf Club. This residence masterfully blends serene living with modern convenience, making it the perfect haven for both relaxation and recreation. Step inside to find a spacious living area bathed in natural light, where you can savor stunning golf course vistas from the comfort of your own home. Cozy up by the elegant gas log fire in winter, or enjoy the benefits of the reverse cycle split system ensuring your comfort year-round. The adjoining meals area flows seamlessly to a charming balcony, ideal for outdoor entertaining or simply unwinding with a book in hand.

The well-appointed kitchen is a culinary delight, featuring an electric cooktop, oven, and rangehood, all while offering delightful views of the lush backyard garden. The main bedroom is a true sanctuary, featuring two generous walk-in wardrobes and an ensuite complete with a shower, toilet, and vanity for your privacy and convenience.

Two additional bedrooms are fitted with built-in robes that provide plenty of storage, while the fourth bedroom—boasting sliding door access to the balcony and sweeping golf course views—offers versatile options, perfect as a home office or an extra living area. The main bathroom, designed with family needs in mind, features a bath, shower, vanity, and toilet, ensuring ultimate comfort for everyone.

Set on a generous approximately 967m<sup>2</sup> block, the sprawling backyard features a delightful outdoor gazebo, perfect for relaxing and enjoying the peaceful surroundings. Additional highlights include a garden shed for storage, a single lockup garage (8x4m) with an automatic roller door, and a convenient single carport.

Your new lifestyle awaits, just a leisurely stroll away from the vibrant Barooga Sport Club, local pub, post office, supermarket, and charming cafes. With established gardens and tranquil surroundings, this home is not just a property; it's a picturesque lifestyle you'll be proud to call your own.

Seize this extraordinary opportunity—schedule your viewing today

**Open for Inspection**

By Appointment.

### Listed By

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