

**45 Coolabah Cl, Tea Gardens, NSW 2324****Sold - 31/07/2020**House 4  2  2 **Private - cul de sac position - Priced to sell!**

The Beechwood - Riesling is a contemporary brick & tile home in a wonderful location. Just eight years old, it overlooks the pond, bush land & a natural water-course, the only visitors will be the local bird-life, "micro-frogs" and the occasional kangaroo or wallaby.

**Open for Inspection**

By Appointment.

Set on one level this home sits on approx 610 sqm of land at the end of a quiet cul-de-sac. Enter into a foyer and a long light filled hallway, past the large master bedroom with walk in robe & elegant en-suite. The second bedroom is currently used as a study, or perhaps a media room.

Continue down the hallway to the huge open plan living area featuring the contemporary kitchen which offers plenty of storage, bench space & deep drawers. An enviable extra is the "butler's pantry", with more space, storage and concealed plumbing & washing machine.

A separate wing houses two more double bedrooms with built in robes and the family bathroom with bath tub, large shower recess & double vanity.

Off the spacious living area is the al fresco dining area - a fabulous space overlooking the natural bush reserve and pond where the local ducks call home. You and your guests will enjoy meals & a glass of wine - with this area comfortably sitting 12. A quiet space with a built in bench allows you to enjoy the outdoors beside the fire pit.

The rest of the backyard is level, featuring a 'veggie patch', green lawn space and houses a 10,000 litre rain water tank which supplies grey water to the residence.

The home also features a double garage with internal access to the house; and there is room for a caravan or boat via side access which is screened from the street. The fully fenced backyard allows for side access for a trailer and is secure for pets.

Extras include: reverse cycle air conditioning, a linen press, dishwasher, outdoor security lights, "doggy door" 2 x three-in-one extraction/heating/lighting fans in each of the bathrooms and ceiling fans throughout.

"Myall River Downs Estate" is a popular location for those looking to move to the area due to its proximity to the shops, cafes and medical centre. Surrounded by quality homes - the position of number 45 is both private yet easily accessible.

**Listed By**

Bryan Stevenson

Phone: (02) 4997 2554

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