

38 Forest St, Mathoura, NSW 2710

Sold - \$420,000

House 4  3 



## Uplifted, Upscale and Ultimately Unique!

If you're on the lookout for something oozing with personality, then look no further! Even the entry to this home is as unique as it comes, as you walk through the tranquil 'Forest' to get to the front door presenting pristine decked steps all hugged by the U shaped home. What an entrance! And to change things up, this entrance brings you right through smack bang into the middle of the home. Directly in front is the great open plan carpeted lounge area complete with split system and ceiling fan opening up through sliding doors to a decked alfresco, but more on that later.

First, to your left there is the master bedroom with wall to wall built in robes positioned beside the clever little updated ensuite. Continuing down this hall you come to a further two bedrooms, both with built in robes and one with a refrigerated air conditioner. Finishing up this end of the house is a modern updated bathroom complete with walk in shower and sophisticated black fittings.

Over the other side 'U' will find the open plan area with the living, dining and kitchen all perched around the authentic wood fire. The kitchen standing proud at one end is also updated, boasting gorgeous stained timber benches contrasted nicely with textured grey cupboards, 600mm freestanding electric cooker and convenient dishwasher. Tucked behind is the laundry with plenty of storage including external access to the single carport so you can bring the groceries right through directly to the kitchen.

Now, back to that alfresco! This decked alfresco is accompanied by a paved undercover bar area and both overlook the fully fenced lush green yard and above ground look. This all gazes across at the fully self contained bungalow, perched beyond the grass. Here you'll find a tiled kitchenette and dining area in an open plan layout with the carpeted lounge room all kept comfortable with a refrigerated air conditioner. Beside is a separate bedroom with a gorgeous bay window and built in robe, leading to a large ensuite with oversized shower.

But wait, there's more! Behind the bungalow is some shedding for your garden storage needs and further behind, double gates open out to a great sized paddock complete with rear dirt road access!

What's not to love about this perfectly presented home!

Potential rental return of \$370 - \$380 also an option for any new investors looking at the market.

### Open for Inspection

By Appointment.

Listed By  
Beau Lyon

Jessica Cootes



Listing Number: 3217816