



# 13 Curlew Crescent Coleambally NSW



## Master Built & Fastidiously Maintained

You could wait a long time for an opportunity to purchase a property comparable to 13 Curlew. This 4 bedroom, 2 bathroom, double garage brick veneer residence is of an executive and family friendly style and presents like it was built yesterday.

The timber kitchen with walk in pantry and 6 burner gas cooktop opens over the breakfast bar to a large dining/living area or through to the second dining and formal living room complete with its own bar. A generous screened outdoor entertaining area offers comfort and space while maximising our long summer evenings or catching the northern sun in the mornings.

All bedrooms are of generous size and the master even more so with its own ensuite and walk in robe. Both the internal laundry and 3 way main bathroom are large and functional. The double garage with power roller doors opens via a roller door to the backyard and can be accessed from the house. Climate is controlled by 3 phase ducted R/C (new in 2021) and a 3.2kW solar array is installed.

The allotment is 1407m<sup>2</sup>, fully fenced and offers rear access via a side laneway. Gardens and lawn are established and low maintenance and a shaded garden structure is nestled in the rear corner.

All of the above and surrounded by other modern, quality homes in one of Coleambally's most desirable streets a short walk from all amenities – you really must inspect!



**Open for Inspection 5–5:30pm Wed 17 April  
or by Appointment with the Selling Agent**

**Expressions of Interest Closing 4pm 30 April**