



**48 Kookaburra Avenue  
Coleambally NSW**

**FOR SALE**



## **Generous Family Home – Privacy and Space**

A home in this enviable location is rare and being of such generous proportion is even more so – this makes 48 Kookaburra a must to consider. Boasting 4 bedrooms, all with built-in robes and the master with a walk through robe and ensuite, the growing family is well catered for. The oversized living room with large bay window is a huge space and opens into the kitchen and separate dining and overlooks the large full length front verandah. The main bathroom is large and includes a separate shower and bath.

The home has been well maintained and presented and is ready for the astute new purchaser to move in. Four reverse cycle air conditioners, ducted evaporative cooling and a wood heater ensure year round comfort. The 1133m<sup>2</sup> allotment is attractive and low maintenance but best of all backs onto parkland, has only one neighbour and is a short stroll to all town amenities. Plus, a 6.6kw solar array is also installed

This private location is one of the most highly regarded in the thriving township and homes of this scale rarely transact. Arrange your inspection today.

**FOR SALE By Private Treaty**  
**PRICE \$485,000**  
**INSPECT By Appointment**

