



**35 Kingfisher Avenue
Coleambally NSW**

FOR SALE



Substantial 4 Bedroom (or 3+Study) Home, Ideal for Entertaining!

Bedrooms: 3 plus Study (or 4th Bedroom) **Bathrooms:** 1 **Land Area:** 1063m²
Construction: Clad / Iron Roof **Comfort:** Reverse Cycle A/C **Car:** 3

Located in the heart of the township and set in manicured gardens, there is much more to this home than you see from the street.

Offering 3 bedrooms, study or 4th bedroom and large living area, the home opens at the rear to a spacious sunroom of brick construction. Step through the private and established rear gardens and a large shed complete with RC air conditioning and cold-room awaits at the rear of the property – perfect for get togethers, hobbies and more. Ducted climate control, automated watering and a 4kW solar array, 3 car carport and stamped concrete driveway are among the long list of extras.

Many buyers will be attracted to this home from young families, professionals, retirees and investors – and with a vendor keen to meet the market your inspection should be a priority!

FOR SALE: By Private Treaty
PRICE: On Application
INSPECT: By Appointment

