



23 Coolalie Avenue, Camden South

## Home is Here!

Set high on a sprawling 835sqm block\*, positioned on a quiet street in a picture-perfect location, this newly renovated residence offers the ultimate in family living. Just unpack and enjoy, with nothing more to do!

This beautifully presented home combines contemporary feel, high-end finishes, and smart functionality, with relaxed indoor outdoor living for today's modern family.

- Gourmet kitchen with 40mm stone bench top, soft close drawers and cupboards, integrated dishwasher, pantry, 900mm induction cooktop, silent rangehood, built in microwave and elegant shaker style cabinetry
- 3 way main bathroom tiled floor to ceiling with free standing bath tub, wall niches, dual shower heads and custom ramp sink stone vanity
- Spacious master bedroom and ensuite with raked ceilings, large built in robe, ensuite with seamless barn door with his and hers shower heads and vanities
- One bedroom with walk in robe & two with built in robes
- Oversized formal lounge with raked ceilings, a dedicated study area, and expansive open-plan family and dining zones that flow seamlessly onto two outdoor entertaining areas
- In ground swimming pool, large backyard with dual access and

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

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### FOR SALE

Please Call

### AGENTS

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Chelsea Mifsud  
0429 628 005  
cmifsud.leppington@ljhooker.com.au

### AGENCY

LJ Hooker Leppington | Austral  
(02) 9606 4311



garden shed

Additional features that enhance livability include:

- Air conditioning throughout, gas heating and Solar panels
- Double glazed windows and doors to kitchen and family area
- Herringbone flooring and decorative LED lighting throughout
- Fitted out laundry with additional storage
- Brushed nickel fittings and plantation shutters throughout
- Remote double car garage with pull down work bench with yard and internal access

All this, set in an unbeatable location just moments from Camden's vibrant lifestyle walking distance to Nepean River walking track and bus stop, close proximity to entertainment, shopping centres, schools and major roads.

This is more than just a home, its a lifestyle upgrade!

Disclaimer: The above information has been furnished to LJ Hooker Leppington | Austral by the vendor/vendors legal representative. We have not verified whether or not that information is accurate, and do not have any belief one way or the other in its accuracy. LJ Hooker Leppington | Austral do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is, in fact, accurate.

## MORE DETAILS

Property ID	11U3HCV
Property Type	House
Land Area	835 m2
Including	Air Conditioning
	Pool
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Solar Panels

### **Anthony Bucca 0418 972 882**

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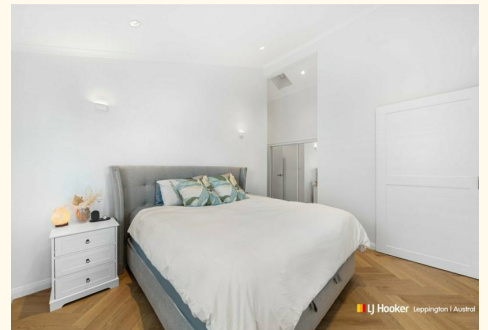
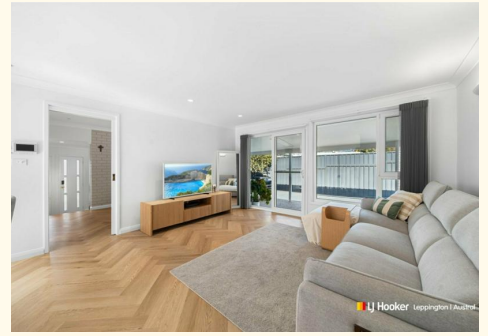
### **Chelsea Mifsud 0429 628 005**

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## 23 Coolalie Ave, Camden South 2570

Dimensions are approximate and should only be used as a guide. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested parties should rely on their own enquiries.