






19 Koraleigh View, Nicholson

## CUSTOM BUILT, MODERN COMFORT & READY TO MOVE STRAIGHT IN

This beautifully custom-built home, only 10 years young, presents an exceptional opportunity for those seeking modern comfort, space, and functionality. Thoughtfully designed, the residence features four well-appointed bedrooms and two separate, spacious living areas, providing flexibility for both relaxed family living and entertaining. Comfort is assured year-round with a wood heater and split system heating and cooling.

At the heart of the home lies a stylish kitchen with a dedicated dining space, complete with a walk-in pantry and a large oven, perfectly suited for those who love to cook and entertain. The layout has been carefully considered, with both the kitchen and main living area, as well as the master bedroom, oriented to the north. Sliding doors open from these spaces to a private backyard outlook, creating a seamless connection between indoor and outdoor living. A sheltered courtyard provides the ideal setting for weekend barbecues and gatherings with family and friends.

Practicality has not been overlooked, with direct internal access from the extra-large garage making daily life especially convenient, particularly on wet or busy days. Outside, an impressive oversized

4  2  8 

**FOR SALE**  
\$989,000

**VIEW**  
By Appointment

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 **LJ Hooker**

shed offers outstanding versatility, whether for storing a caravan or boat, or setting up a fully equipped car workshop with hoist potential. Immaculately presented both inside and out, the property is exceptionally neat, well maintained, and completely move-in ready. This is a home where all the hard work has been done, allowing its new owners to simply move in and enjoy the lifestyle on offer.

## MORE DETAILS

Property ID	1928FBF
Property Type	House
Land Area	4200 m2
Including	Air Conditioning
	Toilets (2)
	Fire Place
	Courtyard
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage

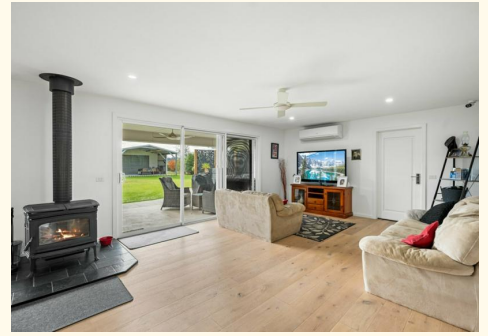
**Kylie Smith 0409 530 842**

Sales Consultant | [ksmith@ljhookerbairnsdale.com.au](mailto:ksmith@ljhookerbairnsdale.com.au)

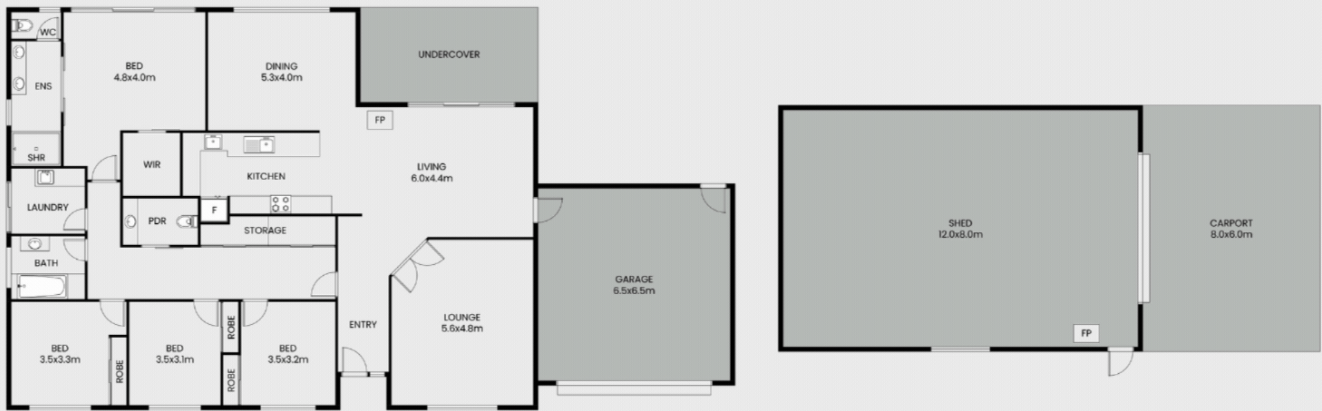
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## 19 Koraleigh View, Nicholson, VIC, 3882.



FLOOR PLAN

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