







14 Rubiton Street, Wollongbar

Spacious Family Living on a 825sqm level block

Offering plenty of space both inside and out, this well-presented four-bedroom home combines a versatile layout with the convenience of a short stroll to the Wollongbar Shopping Centre, Tavern, Schools & Playing Fields.

Offering space, comfort and versatility, this well-appointed home features four bedrooms, three bathrooms and two separate living areas, providing plenty of room for the family while allowing flexibility for guests, hobbies or a dedicated home office. At the heart of the home, the renovated kitchen brings style and practicality together, creating a welcoming space for everyday living and entertaining.

For those needing room for vehicles and recreational equipment, the property offers excellent side access and a drive-through double garage with internal access, providing an ideal setup for a caravan, trailer, boat or additional vehicles. The flat block is a real advantage, offering easy access around the property and plenty of usable outdoor space.

Outside, established gardens and a dedicated vegetable garden create a welcoming and productive backyard, while the covered

4 3 2

FOR SALE
$1,050,000 - $1,100,000

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outdoor entertaining area provides the perfect space to enjoy the gardens and entertain family and friends. A large garden shed provides plenty of additional storage. A 5.5kW solar panel system and solar hot water add further practical benefits, helping to manage ongoing energy costs.

- Four bedrooms with built-in wardrobes and ceiling fans, including a master bedroom with a newly renovated ensuite
- New kitchen featuring stone benchtops, soft-close drawers and a dishwasher
- Two separate living areas with a flexible dining spaces
- North-facing outdoor entertaining area
- Main three-way bathroom
- Double garage with an additional shower and toilet
- Side access and drive-through garage for added convenience
- 5.5kW solar panels and solar hot water system

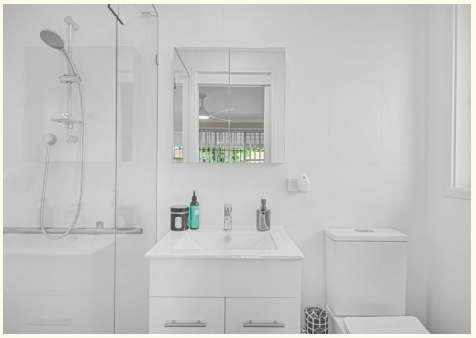
With its combination of space, excellent access, dual living areas and a level, established block, 14 Rubiton Street is a home well suited to families or those looking for a spacious property where there's room for the caravan, hobbies, guests and everything in between.

Inspections are invited with exclusive agents Tom Davidson & Vicki Heathwood.











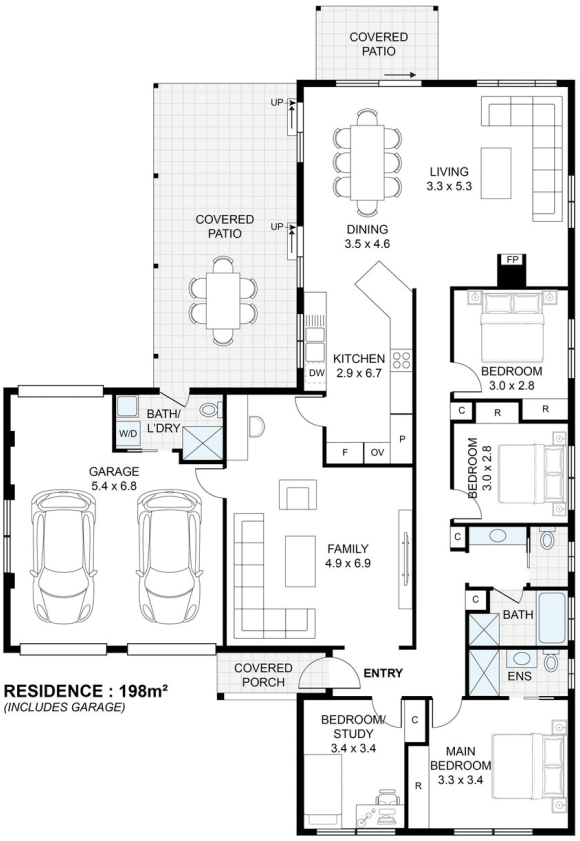
MORE DETAILS

Property ID	16U6F55
Property Type	House
Land Area	825 m2
Including	Ensuite
	Air Conditioning
	Toilets (3)
	Fire Place
	Courtyard
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced
	Solar Panels
	Solar Hot Water

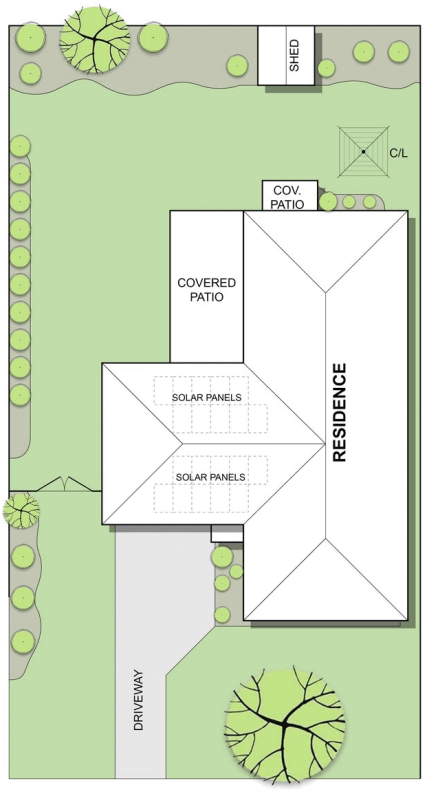
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RESIDENCE : 198m²
(INCLUDES GARAGE)



SITE PLAN
(NOT TO SCALE)

Rubiton Street

14 Rubiton Street, Wollongbar

APPROXIMATE AREAS

INTERNAL FLOOR SPACE	166m²
EXTERNAL FLOOR SPACE	43m²
GARAGE	32m²

Floor Plan Disclaimer: Media Drive (MD) floor plans / site plans are intended as an approximate guide only. No representations or warranties of any nature are given or intended and any person using this information other than as a guide should always rely on their own enquiries.Media Drive property marketing services / 0413979054 / Photography, Floor plans, Video, Aerial photography / www.mediadrive.com.au

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