

**SOLD**

## LARGE BLOCK SUITABLE FOR SECOND DWELLING

Positioned on a double 1012sqm gently sloping allotment, the 3 bedroom, 3 bathroom, Study, 4 garage house enjoys a slight elevation and mainly green vista. The home is a new build – the only remaining nod to the history of the original cottage is the sturdy hardwood flooring.

The block is sub-dividable (Duplex Site) and the second block has its own street entrance for a completely separate dwelling. A granny flat/studio home is another option much in demand for older relatives and there is still substantial room for a pool and additional entertaining area.

A subtle melding of comfortable Queenslander, fashionable Hamptons and soft French Provincial, the style and presentation is fluid harmony and a beautiful interpretation of how to combine modernity with a bygone era.

A walk-through of the home is simply stunning. Every detail of the colour palette has been selected to envelop and create a sense of calm....soft grey walls providing a backdrop to deeper charcoal and dramatic grey/brown accents in the designer kitchen and black/white bathrooms.

Shimmering chandeliers have been carefully chosen to reflect the personality of every room, including bathrooms and walk-in robe.

The brilliant, functional floor plan works from every aspect. The study/office, positioned inside the front door, permits visitors without intrusion to the main house. Built-in storage is equipped with a work bench and power points for the printer and other utilitarian items. A slide back door gives privacy from the entrance and is a practical space saver for alternative uses for the room.

Retiring for the evening will be a pleasure! Featuring restful hues and signature chandeliers, the spacious master, walk-in robe and luxe ensuite with Victorian era tiles and marble vanity create a welcoming haven at the end of a long day. A gorgeous ceiling fan cools in summer, while ducted air-conditioning filters throughout the home to provide seasonal comfort.

Nothing is omitted in this French provincial style kitchen. Made for easy entertaining, the island workspace boasts a marble bench top, the colour, echoed in the splashback tiles and flooring.

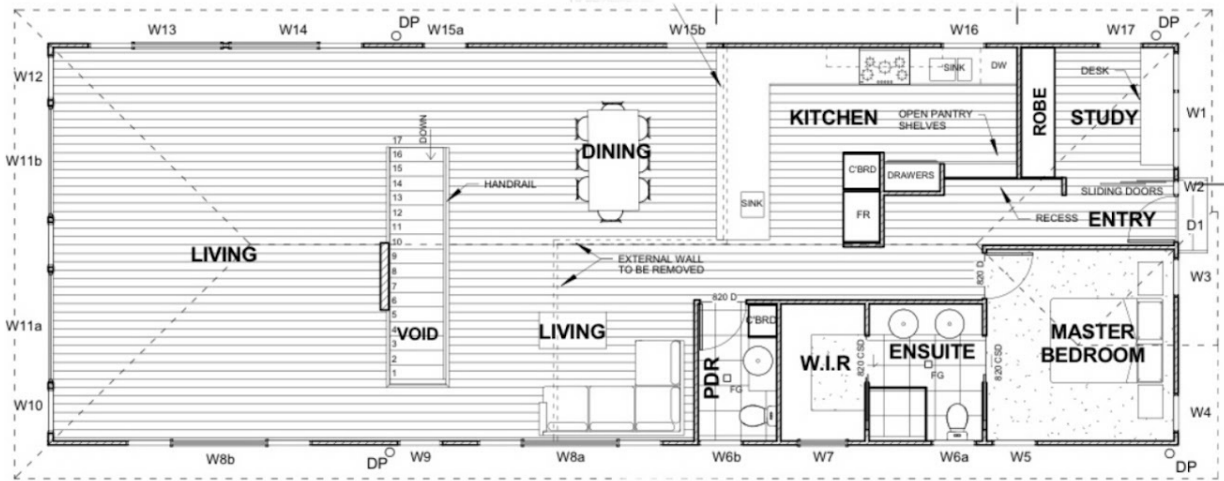
**4 BED | 3 BATH | 4 CAR**

**PRICE:**  
\$900,000

**OPEN FOR INSPECTION:**  
N/A

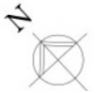


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37 TEWANTIN ROAD  
COOROY

UPPER FLOOR PLAN



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.