

40 COOYONG ROAD TERREY HILLS

Turner & Cullen



FOR SALE

## A TOUCH COUNTRY WITH A HINT OF COASTAL

Hamptons elegance blends perfectly with coastal charm and sophistication. Completely transformed by a modern renovation this all-new home is sure to impress. All the hard work has been done for you just move in, relax and enjoy.

- The property is situated on a level 696sqm of land in a convenient location with a north facing rear aspect ensuring abundant natural light throughout the home
- The home offers three well-sized bedrooms each with fitted built-in robes and a versatile fourth bedroom, guest accommodation or home office downstairs. The spacious master bedroom includes a generous ensuite with underfloor heating and wall length fitted built-in robes
- The sleek and modern kitchen is a culinary delight with an induction cooktop, quality Asko appliances, Caesarstone benchtops with a breakfast bar, ample storage plus a plumbed-in fridge. It's designed for both functionality and style
- The open plan living areas are perfect for modern living, flowing effortlessly through large glass doors to an expansive entertaining deck. This space overlooks a level back lawn and garden, ideal for hosting gatherings or enjoying peaceful weekends.
- The family bathroom includes a separate bath and shower, underfloor heating, quality Italian Carara marble tiles and beautifully designed timber bespoke vanity. The master ensuite continues this theme of luxury and comfort
- Other features include a neutral colour palette throughout, ducted air-conditioning, elegant blackbutt timber flooring in the living areas and wool carpet to the bedrooms, block out curtains and blinds, huge under house storage and 4.73 kilowatts solar panels
- The large level rear lawn offers potential for an inground pool with easy accessibility
- Protection for the family cars in an auto double garage, plus a parking bay for a boat or caravan and off street parking for two cars
- Ultra convenient location just a 10-minute level walk from the local shopping centre, with Terrey Hills Public school directly across the road and public transport available on Myoora Rd.

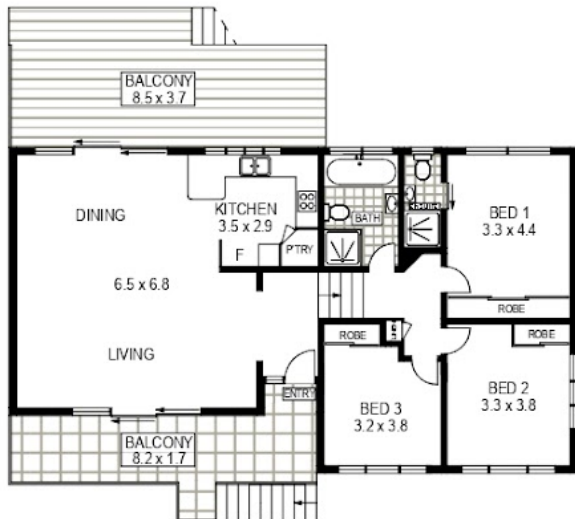
4 BED | 3 BATH | 2 CAR

PRICE:  
Contact Agent

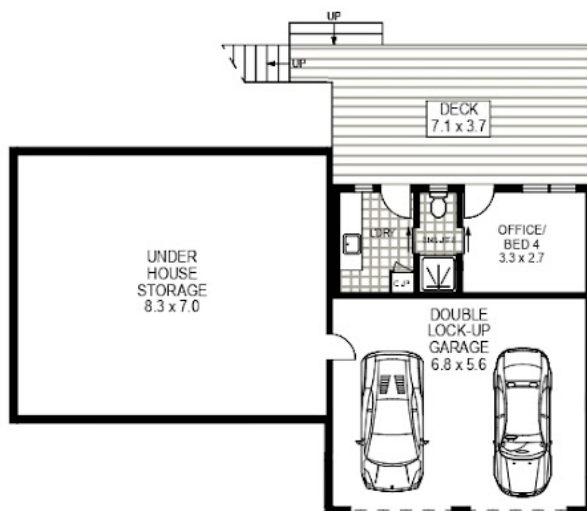
OPEN FOR INSPECTION:  
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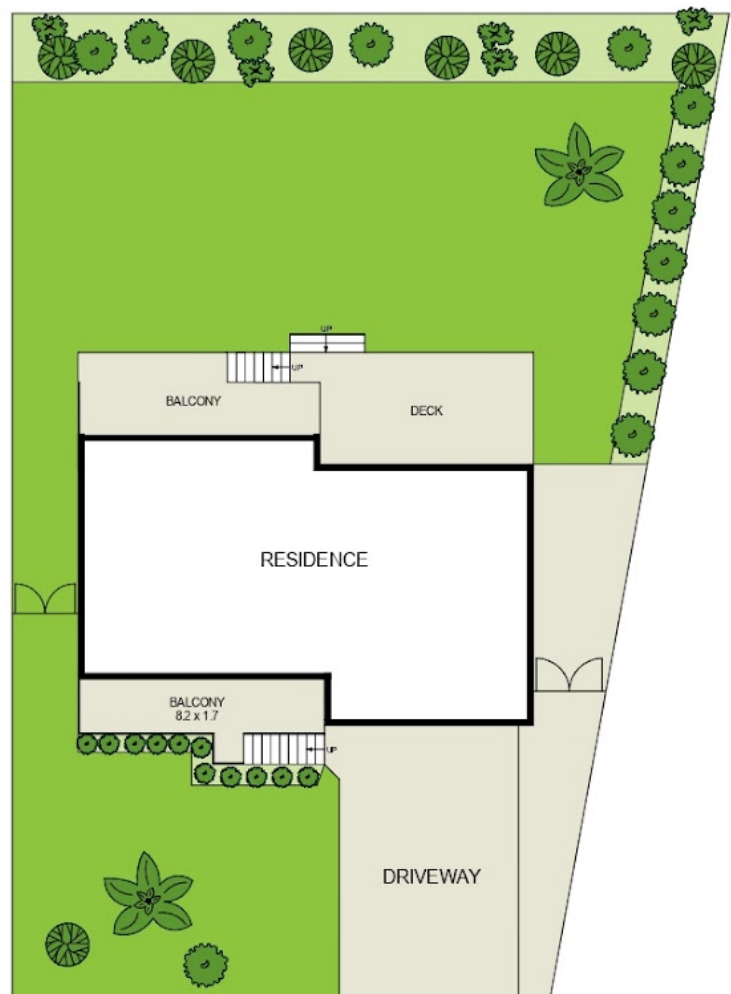
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ENTRY LEVEL



LOWER LEVEL



SITE PLAN (NOT TO SCALE)



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.

However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.