



# SOLD

## SOLD BY ROBYN HUNT REAL ESTATE

FANTASTIC VIEWS - Big, Fenced Block - Beautiful Home with Studio...

Tucked away in a peaceful cul-de-sac and bordered by a leafy park, this three-bedroom home with large studio space has been thoughtfully designed to bring the whole family together while offering plenty of room for everyone.

A beautiful kitchen serves as the heart of the home, and is surrounded by light-filled, air conditioned, living and dining areas. Two enclosed verandahs either side provide additional space to relax and unwind - whether it's chatting while the dinner is being prepared, or relaxing with a drink while you take in the stunning mountain views and sensational sunset vistas that fill the sky each evening.

One of the standout features of this home is the generous studio/rumpus room downstairs. With its own ensuite, living area, and ample storage, this space is a true retreat. Whether it's for guests, a teenagers zone, or a quiet home office, this room offers the flexibility and privacy that a growing family needs. It's the perfect spot for those who crave their own space, yet still want to feel connected to the family.

If you love family BBQ's, a game of catch or just watching the kids play, the expansive 884m2 yard will not disappoint and is the ideal place to unwind, with the adjacent park adding an extra dimension to your outdoor living. Whether you dream of adding a pool, building a shed or extending (all STCA), this is a space to grow, expand, and make your own - a true family sanctuary where you can build the lifestyle you've always envisioned.

Striking the perfect balance between character and modern comfort, this home has been updated with recent upgrades, including all new fencing, and electricals.

Thoughtful storage solutions and a spacious double garage ensure there's room for everything - whether it's the everyday items that make life easier, or the treasured family keepsakes that tell your story.

With its welcoming atmosphere, flexible design, and inviting spaces, this home is the perfect choice for families of all sizes.

3 BED | 2 BATH | 2 CAR

PRICE:  
\$812,000

OPEN FOR INSPECTION:  
N/A

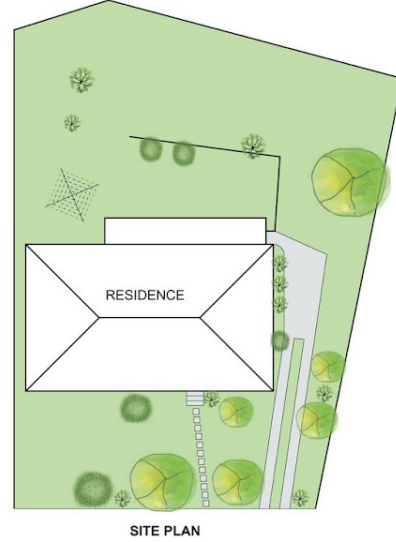
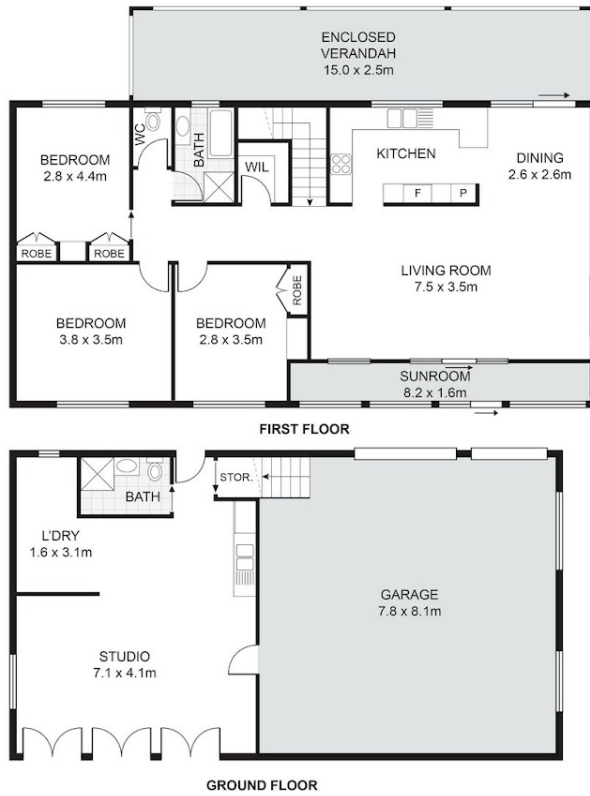


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# 13 Andrews Cres, Goonellabah



APPROXIMATE  
AREAS  
INTERNAL: 156m<sup>2</sup>  
EXTERNAL: 63m<sup>2</sup>



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.