



**SOLD**

## BEAUTIFUL FAMILY HOME WITH DUAL OCCUPANCY POTENTIAL

Welcome to 2 Coolabah Road, Dapto, where comfort meets convenience! This stunning family residence is ready to embrace its new owners. Whether you're searching for a spacious family home or seeking a property with dual occupancy potential, this is an opportunity you certainly don't want to miss.

As you approach the home, you will be greeted by beautifully manicured gardens and convenient side access to the rear yard, enhancing its impressive curb appeal. Step inside and experience the high, pitched ceilings that amplify the open layout making the space feel even more inviting. The charming formal dining and living areas are perfect for family gatherings and entertaining. A formal living room, complete with a cozy gas fireplace, creates a warm and relaxing atmosphere. For those who love to cook, the kitchen is a chef's dream featuring one of the largest retro electric stoves, just waiting for you to create a culinary masterpiece. With three generously sized bedrooms equipped with floor-to-ceiling built-in wardrobes, there's ample space for a growing family. The third bedroom includes an ensuite, providing both privacy and convenience—ideal for guests or parents. The two back bedrooms connect to a second living/dining area that opens up to your own private patio overlooking the beautifully manicured yard, complete with escarpment views. Additionally, a covered outdoor laundry, a third toilet and a BBQ alfresco area offer fantastic options for year-round family entertaining. Your off-street parking options are taken care of, with a carport and plenty of extra room for a boat, trailer and caravan.

The sizeable 689m2 block affords the potential for a 2nd dwelling at the rear with full side access (STCA). With a little imagination, you could also transform the back part of the home into a dual-occupancy set up. There really is so many options here with so much potential to add your own value.

Located in the heart of Dapto, you'll have easy access to schools, shops, and public transport, with convenient entry to the Princes Motorway, making it a fantastic place to raise a family. Don't miss your chance to own this charming home with endless possibilities! Contact Peter Bullman today at 0401 394 394 to arrange a viewing and make this beautiful property yours!

**3 BED | 2 BATH | 1 CAR**

**PRICE:**  
\$850,000

**OPEN FOR INSPECTION:**  
N/A



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**2 Coolabah Road Dapto**

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.