210 ROLLANDS PLAINS ROAD, TELEGRAPH POINT, NSW, 2441

# SOLD

## 4000 M2 BLOCK (1 ACRE) ELEVATED, FLOOD FREE POSITION WITH VIEWS!

Welcome to this well presented family home in Telegraph Point freshly painted, move-in ready, and cleverly designed for real family life. With three spacious bedrooms, a generous sunroom, and a separate teenager's retreat featuring its own bathroom and wet bar, this property ticks every box for today's dynamic households. Entertain in the enclosed year-round entertaining area, tinker in the under-house storage and shed, or enjoy sustainable living with solar power and hot water.

- A well-equipped kitchen with gas cooktop, wall oven, generous bench space and large pantry, flowing seamlessly into the spacious family room. Here you'll find a combustion fireplace, reverse cycle air conditioning and quality tiled floors that create the perfect gathering space. The enclosed sunroom at the front provides a peaceful area for morning coffee with those relaxed views, while also offering versatility as a kids room, games room or additional living area.

- All three bedrooms are generously sized and ready for your family, with the master featuring three mirrored built-in wardrobes. The well-appointed bathroom showcases neutral tones with a separate toilet, while ample storage includes a generous linen press and a huge laundry that's large enough to convert into a sewing room, craft room or hobby space.

- Entertainment options abound with the enclosed rear entertaining area perfect for all-weather gatherings, complete with reverse cycle air conditioning and pot belly fireplace for those cosy winter evenings.

- A separate detached dwelling/teenager's retreat with wet bar, additional bathroom and carport provides excellent guest accommodation or storage.

## 4 BED | 2 BATH | 3 CAR

PRICE:
$800,000

OPEN FOR INSPECTION:
N/A

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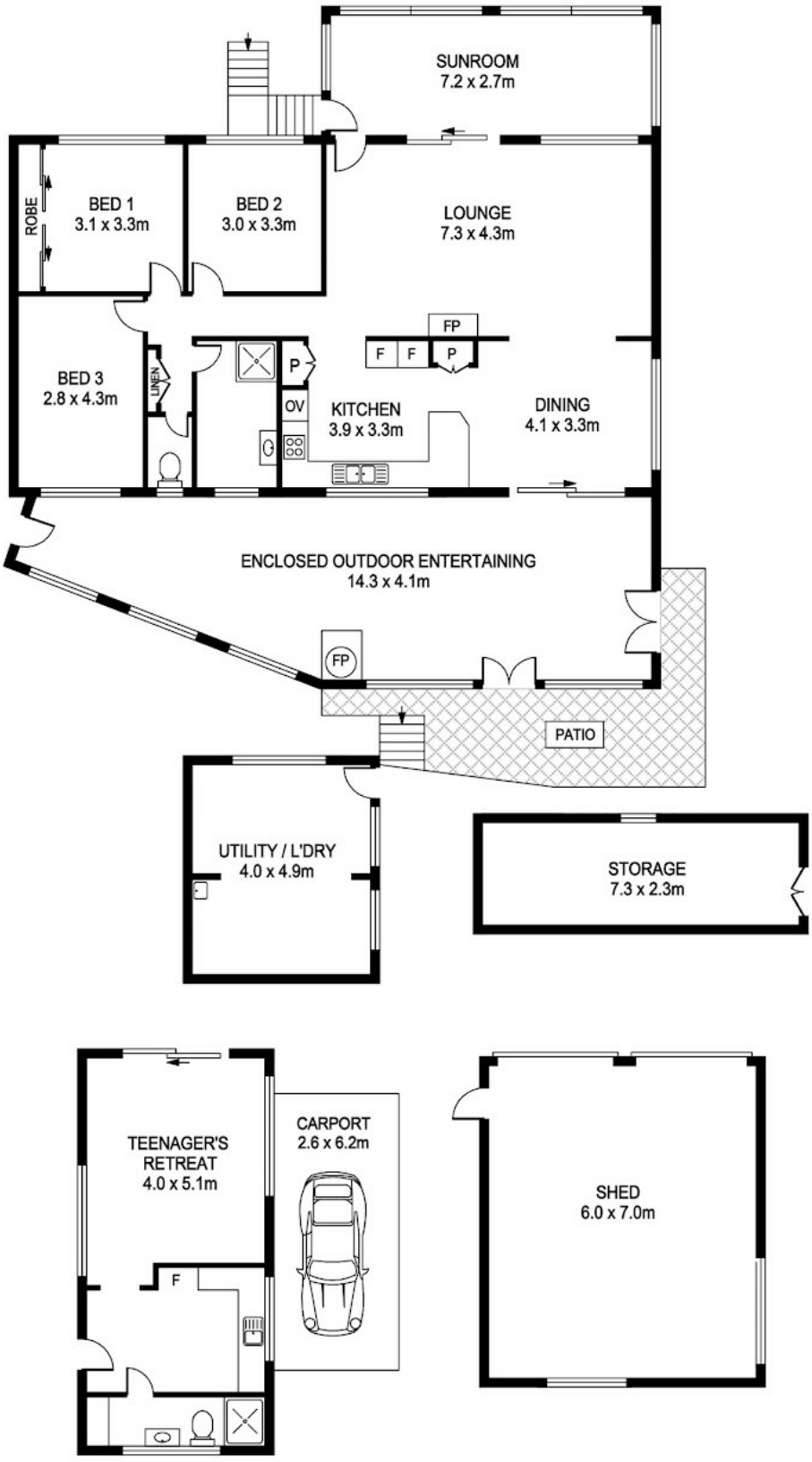


Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

DISCLAIMER: PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY, ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRES.

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