



# SOLD

## FIRST HOME LIVING OR DOWNSIZING MADE SIMPLE!

Nestled in the peaceful heart of Cooranbong, this charming 3-bedroom home at 18 Avondale Road offers the perfect blend of comfortable living and natural tranquility. Positioned on a generous 657.5 square meter fully fenced block, this property presents an ideal opportunity for either the young family or retirees seeking space, serenity, and strong community connections.

This character filled residence features three comfortable bedrooms all providing built-in-ropes and a well-appointed kitchen giving ample storage and food prep space. With a thoughtfully designed and generous floorplan that maximizes both comfort and functionality, the single lounge area creates a welcoming heart for the home with the convenience of a split system air conditioning unit, ensuring year-round comfort for the whole family, and the enclosed sunroom / second living area with access to a large undercover entertaining deck makes it perfect for family gatherings and relaxation. The bathroom facilities are also well catered for providing a separate shower to the bathtub with the convenience of two toilets.

The easy care, fully fenced private grounds offers both privacy and ample space for the kids and pets as well as providing addition options to create separate, and off-street accommodation for boats and caravans as rear yard access can easily be created.

- Capture the afternoon sun on the front verandah ideal for relaxing with a cuppa and a good book overlooking the peaceful setting of the front yard.

- Fully fenced 657.5 square meter block providing privacy and security

- Split system air conditioning for optimal climate control
- Covered carport offering protected vehicle accommodation
- Solar panels on roof and NBN fibre cable installed.

Cooranbong's unique character stems from its rich Aboriginal heritage, with the town's name meaning "rocky bottom creek" in the local Awabakal language. This historic town has evolved into one of the fastest-growing regions in the Lake Macquarie area, particularly with the exciting Watagan Park estate development bringing over 1,000 new families to the community. The newly complete Town Centre, which is only 2km away approximately, feature 23 specialty shops and a Woolworths supermarket, adding convenience to this already desirable location.

Families will appreciate the excellent educational opportunities right on their doorstep, including Cooranbong Public School and the prestigious Avondale School, within walking distance and

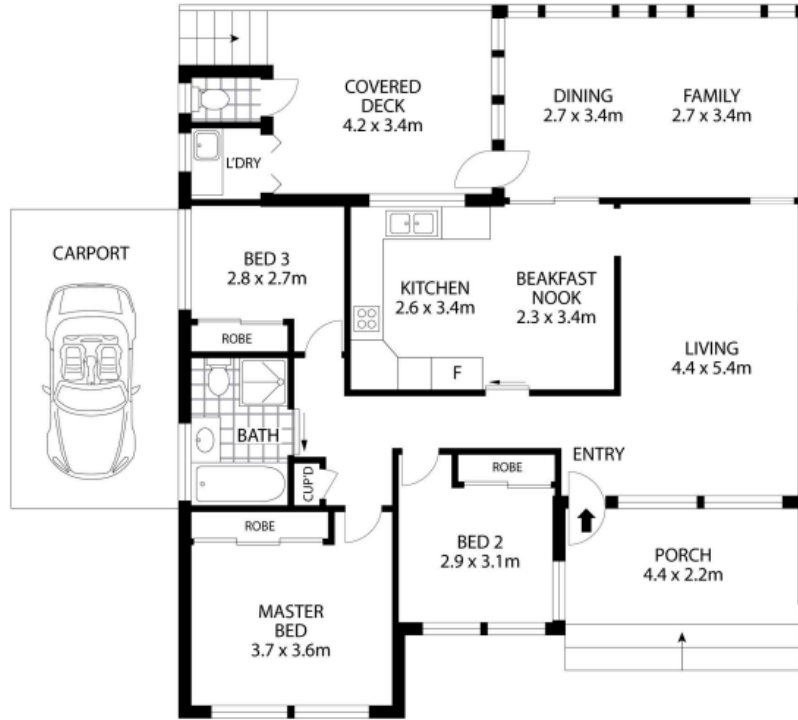
3 BED | 1 BATH | 2 CAR

PRICE:  
\$760,000

OPEN FOR INSPECTION:  
N/A



**Anthony Castelli**  
0414514140  
anthonycastelli@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



Internal Area Approx. : 104m<sup>2</sup>

Floor and site plans are provided for marketing purposes only. Measurements are approximate and not to scale. Interested persons should rely on their own enquiries.

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.

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