

Sold



40 Rubiton St, Wollongbar



## "Ella" - Stunning Home Adjoining Pretty Reserve

This meticulously maintained home is perfectly positioned on an impressive 955m<sup>2</sup> block, overlooks a beautiful, quiet reserve at the rear and is set in the very heart of Wollongbar. Presented to the market in beautiful condition inside and out, this one will delight and surprise you. With both a superb street appeal and fantastic floor plan this home would ideally suit a family or active retirees!

Designed with thought and flair the warmth and character this home oozes will appeal to buyers looking for a home which ticks all the boxes. The stunning well equipped kitchen is centrally located and adjoins both the air-conditioned family/meals area with combustion fireplace, and the air-conditioned lounge room.

Featuring four bedrooms with the main situated separate to

 4  2  2  955 m<sup>2</sup>

**Price** SOLD for \$570,000  
**Property Type** Residential  
**Property ID** 723  
**Land Area** 955 m<sup>2</sup>

### Agent Details

Melanie Stewart - 0421560936

### Office Details

Alstonville  
2 Willie Wagtail Pl Alstonville,  
NSW, 2477 Australia  
02 66281100





the other three bedrooms and including an impressive ensuite with spa, ceiling fan and walk-in wardrobe. The three remaining bedrooms include built-in wardrobes and ceiling fans.

This is a fantastic home to entertain with friends and family on the expansive covered entertaining deck overlooking the fully fenced rear yard, established gardens and adjacent tranquil reserve. With plenty of space for the boat or caravan, a separate laundry, double lock up garage with internal access, garden shed, and heat pump hot water system the picture really is complete at this beautiful property.

The current owners have enjoyed this home for many years, loving the quiet and peaceful surroundings and the open spaces surrounding the home. Inspections will definitely impress the most discerning buyer! This home has been priced well and presents excellent value - it's a hard thing in this market to find a quality home with what this one has to offer.

Call the exclusive selling agents, Melanie Stewart 0421 560 936 or Robyn Hunt 0448 448 758, to arrange your viewing today.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.