



36 Koorabel Avenue Copacabana, NSW

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Country charm by the beach

This extremely affordable family home offers multiple living areas, a private elevated outlook and terrific indoor/outdoor entertaining area with spa.

With huge family kitchen, which opens out to the large dining area, the home also features a separate sunken lounge room, master bedroom with ensuite bathroom and enormous storage areas, easily accessed from the front or side of the home. As for kicking back and relaxing with family and friends, you can't beat the wonderful outdoor entertaining area with outdoor spa, plus there's added bonus of covered outdoor chill zone, complete with barbeque, and, best of all, usable all year round.

- Elevated position offers open pasture and valley views
- Great variety of indoor/outdoor living areas
- Extra large windows allows for plenty of natural light
- Polished timber floors
- Massive basement storage area plus extra room
- Family kitchen with large pantry
- Reverse-cycle air conditioning & solar panels

Price: Guide \$1.35M
Council Rates: \$2,339.29/year (approx)
Water Rates: \$994.02/year (approx)



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36 Koorabel Avenue
Copacabana



Internal Area: 217sqm
External Area: 17sqm
Land Area: 536sqm

The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.