



15 Kooloona Crescent West Pymble, NSW

3 bed | 2 bath | 1 car

## A Home of Distinct Charm

Nestled on peaceful Kooloona Crescent, this remarkable single-storey residence offers the perfect blend of comfort and convenience. Upon entry, you'll immediately notice the spacious and inviting living spaces. The three generously sized bedrooms, all equipped with built-in wardrobes, provide ample storage and comfort for the whole family.

Air conditioning graces both the formal lounge room and the family room, ensuring you stay comfortable year-round. An open floor plan seamlessly connects the family room to a large entertaining timber deck, where you can enjoy a peaceful retreat surrounded by a lush, green landscape.

Ceiling fans in each bedroom enhance airflow and add a touch of comfort and relaxation to your living spaces. Polished timber flooring throughout the home offers both aesthetic appeal and practicality, making daily living a breeze.

The high ceilings in the dining room create a sense of space, elevating the overall ambiance of the house.

### Property Highlights:

- 3 bedrooms with built-in wardrobes
- 2 well-appointed bathrooms
- A spacious lounge room with reverse cycle air conditioning
- A separate dining area
- An inviting entertaining deck

## Kate Wexler

m: 0413 733 664

t: 02 9061 3175

e:

[katew@themarshallgroup.com.au](mailto:katew@themarshallgroup.com.au)