



## 13 Dalmacia Drive, WOLLONGBAR

### UNDER OFFER PRIOR TO AUCTION

On an incredibly generous 1098 sqm block this substantial home just keeps going! Consisting of 4 spacious bedrooms, a study, and 3 (yes 3!) separate living spaces all with ducted air-conditioning. The functional layout includes a tiled rumpus room complete with plumbing and a well-equipped, modern central kitchen featuring ample storage and gas cooking. Outdoor living and entertaining is an absolute dream with the incredibly generous covered alfresco area overlooking the private in-ground pool and landscaped gardens. Don't forget the drive-through access on both sides of the property for vans and boats, a double lock-up garage and a garden shed!

In a convenient and desirable location close to the Wollongbar shops, Tavern, school and sports fields this immaculately presented home demands your inspection to appreciate all that is on offer. Make no mistake, current owners are on the move to the coast and are committed to securing the sale of their impressive home. Offers prior to Auction are encouraged. Contact exclusive agent Byron Muldoon and don't miss your opportunity to become the proud new owner.

Other features: Built-In Wardrobes, Close to Schools, Close to Shops, Close to Transport, Garden

- Bedrooms: 4
- Bathrooms: 2
- Double garage

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** Sold

**INTERNET ID:** 18535023

#### SALE DETAILS

Contact Agent

#### CONTACT DETAILS

**Elders Real Estate  
Alstonville**

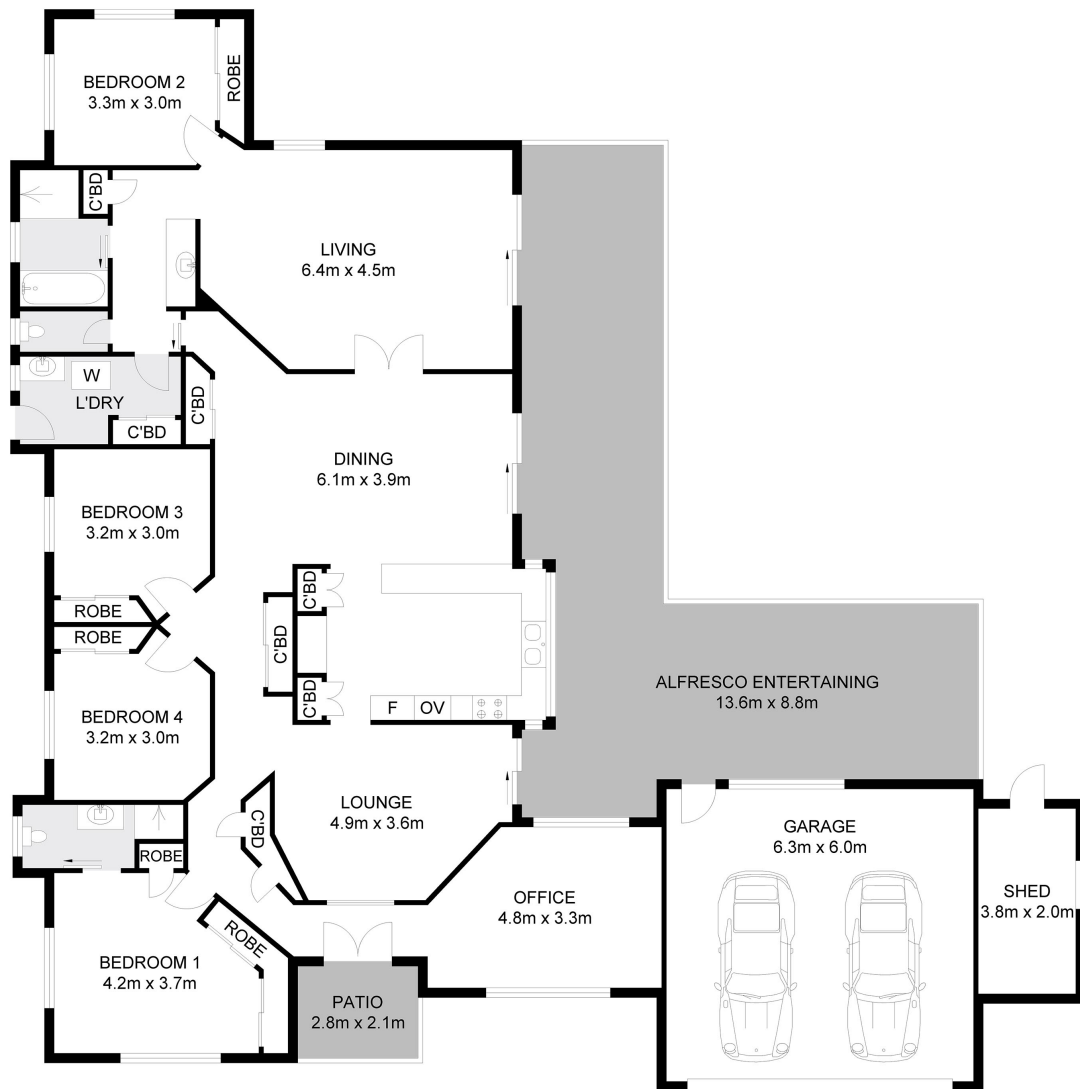
80 Main Street  
Alstonville, NSW  
(02) 6628 0000

**Byron Muldoon**  
0421 858 342

- Swimming Pool
- Air Conditioning







Scale in meters, indicative only. Dimensions are approximate. All information contained herein gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

INT	:193.8m <sup>2</sup>
EXT	:65.5m <sup>2</sup>
GARAGE	:37.8m <sup>2</sup>
SHED	:7.6m <sup>2</sup>



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