



## 44 Kooloona Crescent WEST PYMBLE NSW

4 2 2

Charming Family Home with Pool, Backyard Studio, and More!

Looking for the perfect family oasis? Your search ends here with this family home nestled on a generous approx. 1139 sqm block of land. With a pool, backyard studio, and an array of modern amenities, this residence offers the ideal blend of comfort and style.

Features includes:

- 4 Bedrooms including guest bedroom downstairs
- Convenient Downstairs Home Office
- Inviting TV Room with French doors opening to the rear deck
- Lounge and Dining Room with Bifold Doors opening to the rear deck
- Modern Kitchen with Dishwasher

Outdoor Paradise:

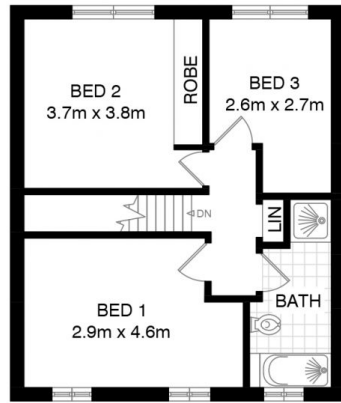
Step outside into your private backyard and discover the

**View :** <https://www.oneagencyhazlettpoole.com.au/sale/nsw/north-shore-upper/west-pymble/residential/house/7921833>

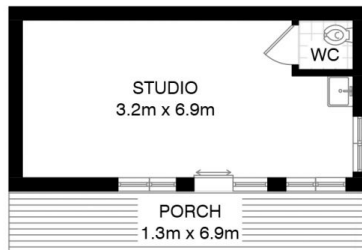


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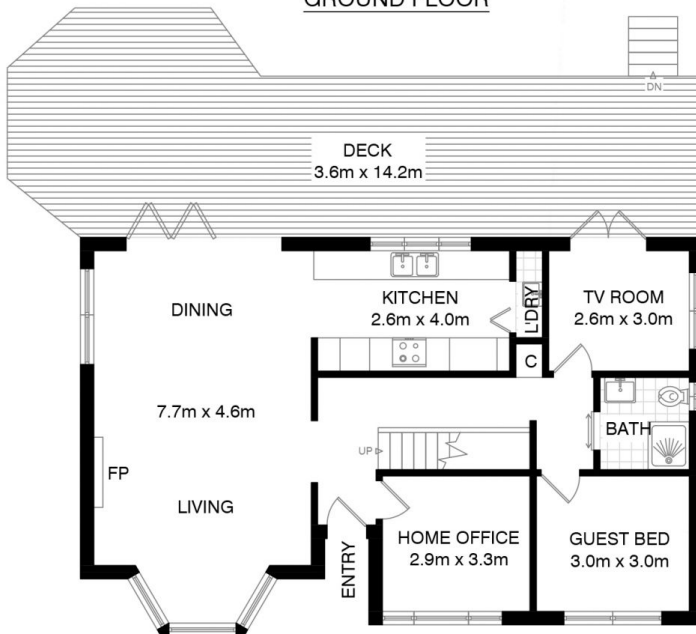




FIRST FLOOR



GROUND FLOOR



GROUND FLOOR



SITE PLAN



WEST PYMBLE  
44 KOOLOONA CRESCENT  
\*INTERNAL FLOOR AREA APPROX 161m<sup>2</sup>

**ONE**AGENCY  
HAZLETT & POOLE

\*PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

Floor plan supplied by V-Mark Design Pty Ltd. This floor plan is provided for indicative purposes only.

Measurements are approximate and not to scale. The vendor, agency and supplier will accept no liability for its accuracy. Interested parties are advised to make their own independent enquiries.