



## 71 Appenine Road YERRINBOOL NSW

4 2 2

With a northeasterly aspect & set amidst beautiful native gardens, this home is immaculately presented & of great appeal.

Spacious & well appointed, with superior features & most versatile floor plan that would suit many families.

Offering 4 bedrooms, robing, walk in robe & ensuite to the master.

Formal lounge & dining, expansive family room with master crafted timber cabinets with inbuilt lighting.

Informal dining & sitting room with wrap around windows overlooking the gardens.

Modern kitchen with induction cooktop, walk in pantry & dishwasher.

Main bathroom with shower, vanity, toilet & bath.

Private courtyard with water feature & lighting, perfect for those alfresco occasions.

Double garaging, garden shed, outdoor lighting, watering

**Land Size** : 834 sqm

**View** : <https://www.carltonrealestate.com.au/sale/nsw/southern-highlands/yerrinbool/residential/house/5814512>



**Jenny Bailey**  
02 4871 2622

<https://www.carltonrealestate.com.au>

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