



### 37 Joadja Street WELBY NSW

3 2 3

Exceptionally private, set amidst a wonderful garden. Commanding home with a versatile floor plan including the potential for a granny flat, or work from home studio. Offering 3 generous bedrooms, all with robing & ensuite to the master.

Entry foyer, expansive lounge, dining & family rooms all with doors leading to the covered viewing & entertainment deck.

Modern kitchen with smeg oven, glass splash back, walk in pantry, induction cooktop & dishwasher.

3 way main bathroom, gas heating, a/c, solar panels & excellent storage.

Very generous attached triple garage with mechanics pit, workshop, remote controlled doors & sep w/c.

Additional garden entertaining area, netted veggie patch, shed & doll house cubby.

Space for caravan & additional shedding.

**Land Size** : 1010 sqm

**View** : <https://www.carltonrealestate.com.au/sale/nsw/southern-highlands/welby/residential/house/5814542>



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