



### 3 Poperaperan Creek Road, Karangi

Reduced to sell now

Live the good life!

Located on the Orara Way, this neat and tidy, level property offers a carefree country lifestyle only a ten minute drive west of Coffs CBD and minutes to Karangi General Store/Post office and school.

Situated on an easy care acre, set well back from the road, is a renovated, three bedroom, two bathroom home and a large Colorbond shed. Tastefully decorated in soft grey and white, the home features attractive porcelain tiled floors and an open plan living space with combustion wood heater and reverse cycle air- conditioner for year round comfort.

Stylish and smartly designed for ease of use, the white galley kitchen is an inviting hub of the home. There is plenty of natural light, stone benchtops, quality built-in appliances, a walk-in pantry and breakfast bar.

There are three generous sized bedrooms, the largest bedroom could easily accommodate a couple of bunk beds and adjoins a tiled bathroom with shower and toilet. The spacious main bedroom has built-in wardrobes, good ventilation and adjoins the larger, retro tiled bathroom with shower, separate bath and a sleek new vanity unit.

Verandah's front and back provide excellent protection from the weather and the covered breezeway provides a pleasant entertaining area, the perfect place to enjoy your evening soirees. The family will enjoy hours of fun and healthy exercise in the fully fenced, in-ground swimming pool. A lock up garage next to the home is currently used as a recreation room and offers a multitude of uses.

The quality built Colorbond shed on concrete slab has a double lock-up garage and two covered carports, power and storage space. There is a concrete driveway leading to the house and the grounds are fully landscaped, plus there's loads of space to safely park all your recreational or work vehicles.

Perfect for anyone seeking the pleasures of a country lifestyle, whilst retaining the security of being within 'cooe' of your neighbours, this immaculate low maintenance house and grounds is offered in excellent condition with plenty of room to enjoy the outdoors.

3 2 6

4,063 sqm

**\$649,000**

ID# 11107101646



**David Small**  
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### 3 Poperaperan Creek Road, Karangi NSW, 2450

Please note: All stated dimensions are approximate only.  
 Particulars given are of general information only and do not  
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