



## 101 Babers Road, COORANBONG, NSW 2265

### Solid Start, Spacious Future – Lifestyle Acreage with Room to Grow!

Nestled on a generous lifestyle acreage, this solid older-style brick home offers endless potential for families seeking space, practicality and a touch of country charm. While in original condition, its strong foundations provide the perfect canvas to renovate or modernise over time. A true family upsizer, the property boasts abundant room for children to roam and grow, with a range of outbuildings including a garage, carport, sheds and a large machinery shed to suit tradies, hobbyists or those with rural ambitions. Whilst the property is centralised, mature trees line the boundary, offering natural privacy and a peaceful sense of seclusion.

#### The Features:

- 3.2ha / 7.9acres | Zoned RU2 Rural Landscape
- 4 bedrooms
- Separate Lounge, Dining and Living areas
- 2 bathrooms - Ensuite to main
- Fireplace | Solar

**TYPE:** Auction

**INTERNET ID:** 124P2084

#### **AUCTION DETAILS**

9:00am, Sunday September 28th, 2025

#### **CONTACT DETAILS**

**Elders Advantage Group**  
2/8 Billbrooke Close  
Cameron Park, NSW  
02 4013 1929

**Ricky Briggs**  
0400 312 136

- Covered outdoor entertainment area
- Wrap around porch to two sides
- Double Lock Up Garage | Carport | Machinery Shed | Additional undercover storage

The Location:

- Approx. 1.1km to Cooranbong Public School | 3.7km to Avondale K-12
- Approx. 2.1km to Pony Club
- Approx. 1.2km to Cooranbong Park
- Approx. 1.7km Cooranbong Shops
- Approx. 6.6km Morisset Central / Railway
- Approx. 7.5km to M1 Motorway

Perfectly positioned in a central location, this property places you within easy reach of quality schools, everyday amenities, and the natural wonders that make this region so special. Just a short drive brings you to the scenic trails of the Watagan Mountains and the sparkling shores of Lake Macquarie, offering the best of both land and water at your doorstep. Whether you're exploring the great outdoors or simply enjoying the peace and space of home, this address delivers a lifestyle rich in freedom, connection, and opportunity.

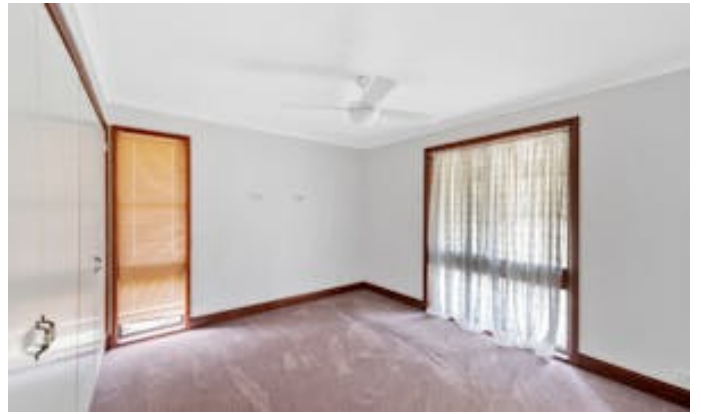
Elders Advantage Group have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.

- Land Area 7.9 acres
- Bedrooms: 4
- Bathrooms: 2
- 4 car garage





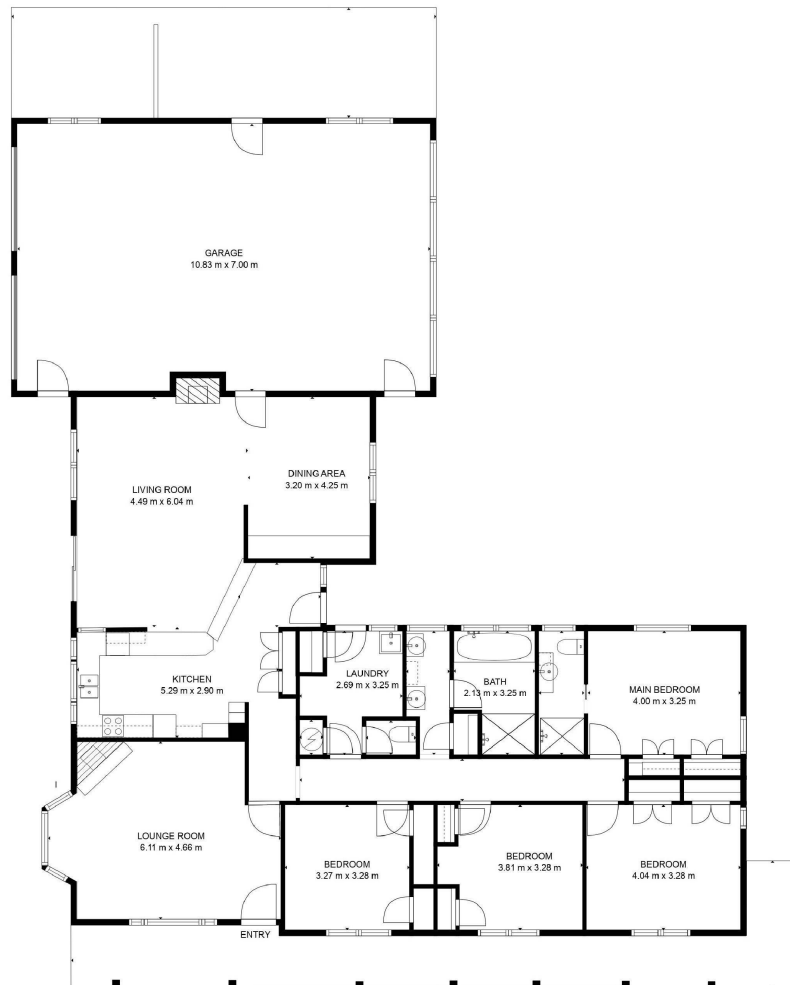








101 Babers Road Cooranbong



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate in metres and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.



Advantage Group