



3 Katrina Place, YOOGALI, NSW 2680

A Private Oasis of Space, Warmth & Charm

Beyond its welcoming entrance, this quality residence unfolds into a thoughtfully designed floorplan centred around a spacious open plan kitchen, dining and family living zone. Large windows frame picturesque views of the beautifully established rear gardens, while the adjoining enclosed gauzed entertaining area provides a seamless extension of the living space, ideal for year-round enjoyment.

Accommodation comprises three generously proportioned bedrooms, all featuring built-in robes. The main suite enjoys a peaceful outlook over the garden and is complete with a private ensuite featuring updated tapware, vanity and toilet, along with plantation shutters.

Adding further versatility to the home is a practical second living area, perfectly suited as a parents' retreat, family lounge, media room or home office. This space is enhanced by built-in storage, a study nook, reverse cycle split system and direct access to the rear yard.

The family bathroom features a spa bath, separate shower, modern vanity with updated black tapware, and underfloor heating, creating a comfortable and functional space. The laundry offers generous bench space and storage cupboards, while the oversized

TYPE: For Sale

INTERNET ID: 57P0934

SALE DETAILS

\$800,000

CONTACT DETAILS

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double garage provides built-in cabinetry, internal access and excellent storage solutions.

Designed for year-round comfort, the home is equipped with electric in-slab heating throughout, complemented by ducted evaporative cooling.

Externally, the property is complemented by beautifully landscaped gardens, established lawns and a productive vegetable patch, creating a private and tranquil setting.

Thoughtfully updated over the years with LED lighting, feature stone tiling, fresh paintwork, repolished floorboards, new carpets and modern fixtures, including plantation shutters, this home continues to present with timeless appeal. Offering a practical floorplan, abundant natural light and a charming garden outlook, it represents an excellent opportunity for buyers seeking comfort, character and a peaceful lifestyle setting.

- Land Area 723.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double garage



