



**35 Polo Flat Road COOMA NSW**

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This ultra-modern home has it all. A versatile layout combined with light filled open plan living, inspires effortless year round indoor & outdoor entertaining.

- Four bedrooms + office or 5th bedroom
- Timber floor, with new carpet in bedrooms
- Main bathroom with spa
- Modern kitchen with huge walk in pantry
- Huge outdoor deck & entertaining area
- Beautifully gardens, large greenhouse
- Filtered rainwater tank to kitchen
- Double lock up garage with remote roller door
- Solar panels & solar hot water
- Security system

**Type** : House  
**Land Size** : 780 sqm  
**View** : <https://www.butterfieldproperty.com.au/sale/nsw/capital-monaro-snowy/cooma/residential/house/8151028>