

**1 Cripps Avenue, Kingsgrove, NSW 2208**

**Raine&Horne.**

**Sold House**

Monday, 14 August 2023

1 Cripps Avenue, Kingsgrove, NSW 2208

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 461 m2**

**Type: House**



Anthony Klironomos  
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Con Klironomos  
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## Contact agent

Enjoying a convenient location and offering an abundance of natural light this brick home presents a perfect low maintenance lifestyle and ideal first home, investment or downsize. Conveniently located close to schools, shops, transport, and parklands. Ready for you to just Move In and enjoy. Set on a level 461.60 sqm (approx.) block with the potential to extend, renovate or add a granny flat (STCA) to add further value. Three bedrooms. Built in Wardrobes- Spacious sun lit lounge and dining room.- Well-appointed kitchen featuring gas cooking, dishwasher, and ample cupboard/bench space.- Full size bathroom tiled floor to ceiling with shower and bath.- Undercover and enclosed entertaining area with rear yard outlook.- Level and child friendly rear yard. - Easy driveway access to a lock up garage.- Internal Laundry offering potential to add a second a bathroom.- Other features include: Timber Flooring, Air Conditioning, Gas Heating, Workshop with a second laundry, Garden Shed.- Close to transport options, cafes, parklands, Roselands Shopping Centre and Clemton Park Shopping Village.- Zoned R3, Land: 461.60 sqm (approx.)