

# 1 High Street, Kogarah, NSW 2217



## House For Sale

Sunday, 21 April 2024

1 High Street, Kogarah, NSW 2217

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



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## Auction | Contact Agent

Positioned in one of Kogarah's most tightly held streets, this charming corner block home offers a peaceful setting and family-sized proportions to deliver a superior lifestyle package. Tightly held and well maintained by its owners over the last 48 years. The home is private and light drenched enjoying leafy seclusion amid well established gardens. Featuring dual street frontage on High Street and Bowns Road the home is superbly positioned for enjoying all the benefits that come with living in this convenient Kogarah pocket. Move straight in and enjoy, while offering boundless potential and possibilities to re-create/renovate and capitalise on its prized blue chip location. The floor plan is flexible with multiple living/dining zones which flow out to the magnificent entertainers backyard curated for all seasons. The floor plan will tick boxes for growing families, professional couples, investors and those upsizing. Inner West and Inner City buyers take note! Property Features Include:- 3 well-appointed bedrooms all equipped with built in wardrobe- Large function kitchen with ample storage- Expansive dual living/lounge rooms- Separate dining zone off kitchen with exposed brick feature wall- Soaring ceilings- Polished solid timber floorboards- Modern over-sized bathroom- N/W facing sundrenched backyard beautifully manicured amid established gardens featuring an array of fruit trees and edible plants- External laundry with plenty of storage space and an additional toilet- Storage shed- Split system air-conditioning- Side driveway leading to a lock up garage with additional space to accommodate second vehicle (Access Via Bowns Road)- Walk-to-everywhere setting The location here is central and ultra-convenient, just footsteps to both St George Hospitals, Medical facilities, Kogarah train station, major shopping precincts, library and so many new cafes and restaurants that are creating a vibrant village that has made Kogarah so popular for Owner Occupiers, downsizers and Investors alike. This readymade property enjoys the many bus services offered to surrounding suburbs at your doorstep, short drive to Hurstville CBD, Westfield shopping Centre and all main arterial routes, along with close proximity to Sydney Airport and moments to Ramsgate, Monterey and Lady Robinsons Beaches. Quality school catchment options for primary, secondary and private school education. Total Size: 493.2sqm approx. High Street Frontage: 14.36m approx. Bowns Road Frontage: 37.18m approx. Approximate Outgoings Per Quarter: Water: \$478.46 Council: \$549