

# 1 Manins Avenue, Kingsgrove, NSW 2208

## House For Sale

Tuesday, 11 June 2024

1 Manins Avenue, Kingsgrove, NSW 2208

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Type: House



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## **Auction Saturday 29th June at 3:30PM On Site**

This expansive four-bedroom family home is set on 538sqm offering an impeccably maintained front garden and ample car parking with dual driveways, making it perfect for families and astute investors alike. Built-in wardrobes in all rooms provide convenience, with the three main bedrooms strategically separated from the living spaces and plantation shutters throughout prioritising privacy. The versatile fourth bedroom can serve as a guest room, study, or storage space, featuring access to the attic. The property includes a spacious multi-purpose undercover area, shed/storage space, and two separate single-car garages, ideal for families with children. The kitchen is a culinary haven, boasting stone benchtops, ample cupboard space, gas cooking, and a window overlooking the backyard. Only a 750m walk to Kingsgrove Train Station and surrounded by local bus stops, this property provides easy access to the City and Inner West. Featuring district views of Hurstville and a short walk to local shops, this home blends lifestyle and convenience. Additional features include a large internal laundry equipped with a toilet, shower, storage, and a second door to the backyard. The home also comes with split system air conditioning in the living area and an alarm system for added security. Features:

- Immaculate kept gardens
- Foyer area upon entry
- Four bedrooms with built in wardrobes
- Main bathroom with bathtub and shower
- Internal spacious laundry with shower and direct access to the backyard
- Plantation shutters and ceiling fans throughout
- Distinct living and dining area
- Kitchen with ample cupboard space, gas cooktop, and dishwasher
- Versatile fourth bedroom with access to large attic space
- Gas Heater
- Outdoor undercover area
- Expansive covered entertainers' backyard with two levels
- Two separate single car garages with dual driveway parking: single car garage, two car garage, and off-street parking (6 car spots)
- Back work shed/ storage area
- Set on approx. 538 sqm with a 19.9m frontage