

**1 Spitzer Street, Gregory Hills, NSW 2557**

**Raine&Horne.**

**House For Sale**

Tuesday, 19 March 2024

1 Spitzer Street, Gregory Hills, NSW 2557

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 529 m2**

**Type: House**



Aldo Ianni

0433644566



Sam Ruisi

0297251445

## Buyer's Guide: \$885,000

This impressive double storey home on a north-east facing 300.8m<sup>2</sup> corner block offers ultra-spacious family-friendly living with a well-designed floor plan to facilitate separation as well as celebrations - there's plenty here for everyone to love! Attractive street appeal sets the tone for what is a truly elegant residence throughout, with tasteful stylish interiors and quality fixtures and fittings, it seamlessly blends understated luxury and sophistication with relaxed casual living that meets the needs of the modern family. Summary of features: • 4 bedrooms - master with walk-in robe, ensuite & private balcony • 2 fully tiled bathrooms both with dual vanities, plus powder room • Well-equipped kitchen with walk-in pantry, gas cooktop, wine fridge • Soft close, sleek look cabinetry plus stone bench tops in wet areas • Light-filled study at entry - good privacy on work-from-home days • Expansive open plan living on ground floor + rumpus on upper floor • Private covered outdoor entertainment terrace with pizza oven • Plantation shutters, hybrid timber look flooring plus easy care tiles • Ducted air-conditioning for all-year around comfort, laundry chute • Double lock-up garage with internal access and drive-thru access • Low maintenance garden frees your weekend of outdoor chores • Currently tenanted at \$730 per week - great addition to a portfolio • Walking distance to parks incl. dog park, town & local amenities •

Family-friendly, sought-after location offering fabulous lifestyle This is family living on a grand scale - with nothing needing to be spent or done; fire-up the pizza oven, chill the drinks, select your favourite Spotify playlist, and kick back and relax with your loved ones creating those cherished memories that last a lifetime. Council Rate: \$430.00 P/Qtr Water Rate: \$171.41 P/Qtr Currently Rented at \$730 per week. Current lease end 30/01/2025 This property is presently under lease with our office. If you're considering acquiring it as an investment, feel free to connect with our Property Management team for details on how we can smoothly facilitate the management transition. Disclaimer: The above information has been provided to us from the vendor. We cannot guarantee the accuracy of this information and as such the information provided is not a representation by us as to the accuracy of the statement. You should rely on your own enquiries and judgment to determine the accuracy of this information to satisfy yourself of the true position. Images are for illustrative purposes only and do not represent the final product or finishes or scale.