

**10 Kippax Place, Menai, NSW 2234**



**Sold House**

Friday, 25 August 2023

10 Kippax Place, Menai, NSW 2234

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 2**

**Area: 778 m2**

**Type: House**

**\$1,700,000**

Enjoy an enviable position in a quiet cul-de-sac designed to capture stunning bush views from living and entertaining areas. With an abundance of natural light, high ceilings and outstanding internal features that create a comforting and relaxing environment, this majority double brick home will tick all of the boxes. Presenting an oversized modern kitchen with breakfast bar, walk-in pantry and an immense amount of bench space will amaze you. Spacious bedrooms all with built-in wardrobes and ducted air-conditioning and master suite with an ensuite and private balcony. Well-maintained bathrooms and a large internal laundry with outdoor access. The added bonus of a self-contained accommodation downstairs with an open living/dining/bedroom space, kitchenette, bathroom, split system air-conditioning and outdoor access to a covered patio. This is an opportunity you don't want to miss as this home pays full attention to the finer details. Meticulously built and flowing seamlessly throughout it offers a vast open plan living area which leads out to an entertaining pergola, in-ground swimming pool and paved yard with landscaped gardens. This family home is spread out on an approximately 778.7 square metre block of land, offering a convenient lifestyle located close to local shops, schools, restaurants, cafes and transport in a family-friendly neighbourhood. - Spacious, open living and dining room featuring a fireplace and leads out to the full-width balcony - Oversized modern kitchen with breakfast bar, Bosch oven, induction cooktop, SMEG dishwasher and walk in pantry - Family and meals area allows access to the back alfresco and entertaining balcony with bush views - Master suite features an ensuite, large built-in wardrobe and private balcony - Great sized bedrooms all with built-in wardrobes - Self-contained accommodation on the entry level also perfect for a fifth bedroom/teenager retreat or media/games room - Internal laundry with external access and four well-maintained bathrooms - Ducted air-conditioning on the top level with an additional split-system in the kitchen/family/meals area and self-contained accommodation - Full-width entertainers balcony with bush views - Sun-drenched, private backyard boasts in-ground swimming pool and alfresco entertaining - Double automatic garage with internal access and loads of storage space plus an abundance of on and off-street parking. When looking at properties it's important to have confidence in how much you can borrow. As Ray White are partnered with Loan Market they can make this simple and easy for you. Should you wish to know your borrowing powers simply go to [www.loanmarket.com.au/brokers/jason-wylie](http://www.loanmarket.com.au/brokers/jason-wylie) now and our Loan Market broker will be in touch.