

10 Warrangarree Drive, Woronora Heights, NSW 2233

Hill&Viteri^{PROPERTY}

House For Sale

Friday, 1 March 2024

10 Warrangarree Drive, Woronora Heights, NSW 2233

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Area: 767 m²

Type: House



Derin Hill
0295452220



Chris Hart
0295452220

Auction Guide | \$1,300,000

Positioned proudly on the high side of the street with a leafy outlook, this abode is renovated throughout and ready for its new owner to move in and enjoy. Designed with contemporary living in mind, the floor plan is ideally suited to a young family upgrading for more space but could also suit a multi-generational family or those running a business from home. The property offers:- Open plan kitchen boasts stone bench tops, induction cooktop, pyrolytic oven, integrated dishwasher, plumbed-in fridge, and breakfast bar, ideal for those who love to entertain- Formal dining is completed by an expansive covered outdoor dining and entertaining area with an inclusive outdoor kitchen surrounded by an established garden and grassed area- Two separate living areas; main living bathed in natural light and vaulted ceiling which lead out to the front balcony, additional downstairs rumpus area adjacent is an open study area- Three ample-sized bedrooms with built-in robes, a master with his and hers built-in robes, and a modern ensuite. Optional fourth guest bedroom or media room on the lower level- Stylishly appointed main bathroom with freestanding bath, semi-rimless shower, niches and matte black finishes throughout. Also on offer is a combined bathroom/laundry on the lower level- Oversized double-car lock-up garage offers automatic doors, internal access as well as space for a workshop area plus a dedicated storeroom Woronora Heights is a family-friendly locale and offers a local IGA, bottle shop, and child care centre along with an array of recreational amenities such as sporting fields, tennis court, skate park, and playground. For those a little more adventurous there are hiking tracks and mountain biking or take a 1.3km walk down the fire trail and enjoy Woronora River from Prince Edward Park. Distance to amenities:- 4.5km to Engadine West Public School- 7.5km to Heathcote High School- 1km to Woronora Heights Oval- 700m to Woronora Heights IGA- 4.8km to Engadine Leisure Centre Auction at the property: Wednesday 27/3/2024 6.00pm* Agent declares interest* Photos have been digitally retouched Total Land Size: 767.3m²