

**102 Rocky Point Road, Kogarah, NSW 2217**



**House For Sale**

Thursday, 29 February 2024

102 Rocky Point Road, Kogarah, NSW 2217

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 4**

**Area: 663 m2**

**Type: House**



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## Auction | Contact Team Wedes

"A prime location within easy access to all of your local amenities, this home has been cherished by our family for over 15 years. The outdoor spaces create the ideal area for entertaining, family events and lavish dinner parties with friends. Children will love the backyard area to kick a ball around in or spend time with friends as they grow up with access to Lady Robinsons beach on foot, bicycle, bus or car. The potential here with this home is incredible, offering a versatile floor plan for both owner occupiers and investors."Welcome to your dream family residence positioned in the heart of Kogarah, offering an unparalleled blend of space, comfort, and breathtaking 180-degree elevated district views with water glimpses of the Bayside. This property has been designed to accommodate the growing family's every need with in-law accommodation on the ground floor, two living spaces and the potential for a swimming pool to be installed STCA/CDC approval for those avid fitness enthusiasts. With approximately 663.9m<sup>2</sup> of land available to enjoy, buyers can enjoy a balanced sense of privacy, and independence all with a quality Feng Shui energy throughout all four seasons. The flexibility of this residence will tick boxes for local and out-of-area buyers of all age brackets and demographics. Those who love to entertain will appreciate the space available as you can host events, barbeques, birthdays, special holidays and more against the lush greenery backdrop that captivates your attention from both levels of the residence. This is a quality opportunity to secure your family's future in a home that showcases comfort and style. For savvy investors, you can look to rent out the main home to those within the medical industry as a draw card whilst exploring options for a potential granny flat STCA/CDC approval for further income. With a walk-to-everywhere address, you are one block from Ramsgate Shopping, 5 minutes from Ramsgate Beach and Sans Souci. You can access within 10 minutes St George Public & Private Hospitals, Carlton & Kogarah train stations, bus transport, specialist doctors, stand-out educational facilities, groovy cafes, restaurants, beaches, cycle pathways, daycare centres, parklands, supermarkets, and multiple sporting playgrounds. Convenient access on foot to Netstrata Jubilee Stadium, Beverley Park Golf Course and Arncliffe Scots Baseball Club on foot. Accommodation & Key Attributes:- Five bedrooms, four with built-in wardrobes, one with direct balcony access and an en-suite plus a study/home office retreat for those who work remotely.- Open plan kitchen with breakfast bar, open servery window to the living area, gas cooktop, pantry, range hood, abundant cupboard storage plus quality prep space.- Suitable for dual living for larger families with potential for a granny flat STCA/CDC approval for savvy investors looking to increase their rental portfolio.- Three bathrooms, two within the main house and an additional shower within the external laundry area. Adjacent to this is the additional outdoor toilet.- Federation ceilings with period features in various areas of the home combined with contemporary modern aesthetics on both levels.- High ceilings, two living spaces, formal dining area, undercover alfresco entertaining, dual side access, gas bayonet, nbn® Fibre to the Curb (FTTC) connected, under stair storage, west facing front facade and north-east facing rear for quality natural sunlight all year round.- Quality airflow, sunlight, space to integrate a home gym if required or alternatively set up a games room or rumpus playroom for children.- Carport plus driveway parking for up to four cars, space for motorbikes, a small caravan, a boat or jet ski. Local Amenities & Community Points Of Interest:- School Catchment: Ramsgate Public School, Moorefield Girls High School, James Cook Boys Technology High School, Marist College Kogarah, Sydney Technical High School, St George Girls High School and St Patrick's Catholic Primary School. Plus, access to Kogarah Intensive English Centre (KIEC) and varying childcare services.- 5 to 10-minute drive to Ramsgate Beach, Brighton-Le-Sands Beach, Lady Robinsons Beach, Cook Park trail, Ramsgate Baths, cafes, restaurants and cycle pathways to the City of Sydney and Cronulla Beach.- Walk, cycle or drive to Carlton or Kogarah train stations for access to the City of Sydney.- Minutes to the 475, 477, 478, 479 bus services running from Ramsgate to Miranda and Rockdale Train Stations.- Only a 10-minute drive to Hurstville Westfield and a 15-minute drive to Miranda Westfield.- 15-minute drive to Sydney Domestic & International Airport.- Easy access to Port Botany, the Inner West & Eastern Suburbs.- Walking distance to Scarborough Park for avid fitness enthusiasts, baseballers and footballers. Land Size: 663.9m<sup>2</sup> approx. (as per contract for sale). Property Dimensions: 12.19 X 54.86 approximate. Approximate Outgoings Per Quarter: Council: \$470.80pq approx. Water: \$203pq approx. For more information or to discuss this property, please contact: Patrick Wedes | 0418 356 789. Myanna Wedes | 0431 927 391. Taj Melrose | 0475 389 054. Office: 02 9599 4044. Direct Line: 02 7229 1231. Award Winning Local Specialist Family Team. Belle Property Platinum Elite Agents FY23, FY22 & FY21. \*All information contained herein is gathered from sources we consider to be reliable, however, we cannot guarantee or give any warranty to the information provided.