

**11 Kinghorne Road, Bonnyrigg Heights, NSW 2177**

**Raine&Horne.**

**House For Sale**

Thursday, 18 April 2024

11 Kinghorne Road, Bonnyrigg Heights, NSW 2177

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

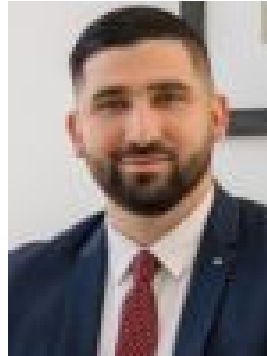
**Area: 550 m2**

**Type: House**



Sam Ruisi

0297251445



Aldo Ianni

0433644566

## Buyer's Guide: \$900,000

Auction in-room at Doltone House, Club Marconi, Thursday 16th May at 6pm This supersized, ultra-charming double storey brick and tile home, circa 1980's is well-located for family-friendly living within walking distance to schools, parks, public transport, shopping and more; perfectly positioned on a 540m<sup>2</sup> block with a fully fenced sunny backyard suitable for children and pets to play, and plenty of room for a pool, it's going to appeal to many. The floor plan facilitates excellent separation of living including a fabulous multipurpose/games room with both internal and external access which could also work well as a home-based business including gym/yoga studio, personal training space, beauty/hairdressing salon and a variety of other options.

Summary of features:

- 4 bedrooms on upper level, three with built-in wardrobes
- 2 bathrooms plus third toilet in downstairs laundry for convenience
- Three separate living areas plus study - all on ground floor
- Central kitchen with gas cooktop and stainless steel rangehood
- East facing front balcony at entry - delightful space for morning cuppa
- Rear porch off dining plus covered BBQ pergola overlooking backyard
- Split system air-conditioning, floating timber floors, security grills
- Abundant storage + oversized double lock up garage + room for shed
- Retro character features including interior brick & internal arches
- Colourbond fence in backyard - easy care block, minimal maintenance
- Gated pedestrian access to backyard on northern side, great for kids
- Quick easy access to significant major arterial routes & many amenities
- 25 minutes to Western Sydney Airport, 40 minutes to Sydney Airport
- Long-term owner occupiers have loved living here & you will too

This is a solidly built family home filled with wonderful warmth - very comfortable and liveable 'as is' with potential to infuse with your own taste and personality. There is the opportunity to value-add and reap attractive capital gain in this increasingly sought-after lifestyle locale that offers a great sense of community in addition to an extensive suite of those essential amenities and services. Are you thinking of purchasing this property as an investment? Speak with our Property Management team about how we can assist you!

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.