

**11 Waratah Street, Blakehurst, NSW 2221**

**gavan**property

**House For Sale**

Thursday, 15 February 2024

**11 Waratah Street, Blakehurst, NSW 2221**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Michael Luck  
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## Offers Now or Auction

Perfectly positioned just 950 metres from the picturesque water's edge of Kyle Bay, this immaculately presented residence offers a fantastic lifestyle opportunity in a highly sought after location. Spread across two levels, this well-maintained brick home has been updated throughout and present the perfect entry-point into this tightly held suburb. The ground floor features multiple living spaces including a large formal lounge room with built-in bar, family room with combustion fireplace and a huge kitchen and dining area. The completely renovated kitchen is a highlight of the home, featuring a large stone island bench which doubles as a breakfast bar, top of the range ILVE gas cooktop, 900mm oven and more cupboard space than you could possibly need. The dining area flows through French doors out to the first of two alfresco entertaining spaces which overlook the large grassy backyard. The second undercover BBQ area adjoins the garage and is perfect for family entertaining. The upper-level features four bright bedrooms, the master includes a walk-in wardrobe and opens onto the generous first floor balcony. This level also boasts a large rumpus room/study which also enjoys access to the balcony. Additional features include a lock-up garage, double carport, air-conditioning, convenient downstairs bathroom and ample storage throughout. This property is perfect to live in now but offers further scope for future improvement. Situated close to local schools, shops, parks restaurants and cafes, it is truly the ultimate family home.