

**110 Ingrid Road, Kareela, NSW 2232**



**House For Sale**

Tuesday, 16 January 2024

110 Ingrid Road, Kareela, NSW 2232

**Bedrooms: 4**

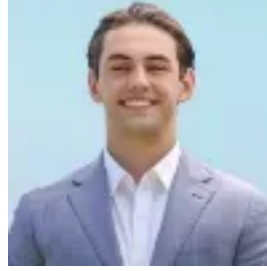
**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Adam Crawley  
0295449595



Declan Fallah  
0295449595

## Auction | Guide \$1,550,000

This unique brick home provides ample space for families and boasts a beautiful outlook, abundant natural light, and privacy. On the main level, enjoy a well-designed floorplan with flexible living areas, a central kitchen, and seamless indoor/outdoor entertaining, perfect for hosting and relaxation. The 4 spacious bedrooms are separate from the expansive living areas offering the perfect home for a growing family with the ability to be sectioned off. Downstairs, benefit from a rumpus room/teenagers retreat with a private side entry, a kitchenette, and a separate paved outdoor area with a built-in covered BBQ. The space offers the opportunity to add in a bathroom and become a self-contained flat. Outdoors, there are multiple leisure spaces perfect for entertaining including two courtyard/deck areas, one on the main level, and one on the lower level, plus a covered porch. Enjoy leafy district views over the golf course from the main courtyard/deck and the living areas. Situated in a tranquil location in a quiet street close to Kareela Shopping Village, public transport, and Kareela Public School, this charming 4-bedroom home is sure to impress.

**Property Features:-** 4 light-filled bedrooms; king-size master with walk-in wardrobe and ensuite, and built-in wardrobes in the other 3 rooms- Main bathroom with a separate shower and bath- Separate formal dining/living area and informal dining/living both adjacent to the kitchen- Comfort of ducted reverse cycle air conditioning/heating- Large downstairs retreat/rumpus room with kitchenette and separate entrance with the space to add a bathroom and become a fully self-contained flat. - Double lock-up garage with workshop area and room for storage- Custom rosewood bifold doors with full built-in screens to create a natural airflow - Nectre wood-burning combustion stove with a ducted fan to assist moving heat throughout the house- Stow away clothesline- Solatube solar-powered roof ventilation- Extensive storage cellar, very large linen closet, under-house, and garage- Walking distance to Kareela Village, local school, golf course/Sharks social club

**Rates:** Water -\$173.29 per quarter + Usage Council - \$533.53 per quarter

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