

**112 Wolli Street, Kingsgrove, NSW 2208**

**callagher**

**House For Sale**

Saturday, 25 November 2023

112 Wolli Street, Kingsgrove, NSW 2208

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 2**

**Area: 240 m2**

**Type: House**



Diana Vescio



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## Auction Guide | \$1,900,000

Torrens titled, essentially freestanding and superbly engineered, this newly completed double brick residence has been designed and finished with meticulous attention to detail and offers every possible comfort in stunning style. Inviting living spaces, curated by the prestigious Mia Lake Interiors, are the perfect backdrop for the bustle of family life, while tranquil private areas provide respite from the pressures of day-to-day life. Beautifully rendered outdoor areas set the scene for successful entertaining, while a detached studio apartment with separate rear lane access (with garage as optional) creates options for multigenerational living or an income-boosting rental. Enjoy excellent lifestyle convenience, with top schools, transport, motor ways, shops, parks and golf courses just walking minutes away. Rear lane access to dual individual lock up garages integrated into alarm remote, which opens up to sliding glass doors to the rear backyard and courtyard.

Features:

- Gourmet calacatta marble island kitchen flows into bright, lofty living/dining area
- High end Fisher & Pykel Black series appliances (induction cooktop 90cm, 5 zones with smartzone, integrated insert rangehood 90cm, oven 11 function self-cleaning, combination microwave oven, integrated double dish drawer dishwasher)
- Four luminous bedrooms, three with full-height built-ins, master ensuite
- Impeccably finished bathrooms, main with luxurious freestanding bathtub
- Versatile, sundrenched study or second family area for upstairs relaxation
- Covered entertainers' patio, complete with Beef Eater BBQ, sink and fridge
- High-end studio sits atop garage with private entry from Kookaburra Lane
- State-of-the-art tech throughout, with individual Bluetooth sound system speakers in every room which is accessible from your phone and multi zoned reverse cycle A/C with Wi-Fi integration managed via your phone app
- Manicured low-maintenance gardens, laundry opens onto neat courtyard
- Stroll to popular Gilchrist Park and playground and Kingsgrove shopping village
- Moments to Bardwell Valley Parklands, Kingsgrove and Bexley North trains and buses, on and off access to motorway, the newest cafes, restaurants and dessert places
- Fully integrated remote controlled alarm with dual panel from front or rear, intercom
- Sensor lighting throughout, with LED ambient lighting
- CCTV HD camera security
- 10000L rain water tank with integrated pumps
- Integrated power and TV points in every room
- Private rear lane dual individual automatic garage doors, integrated into alarm remote
- Car charging for EV vehicles has been provisioned in the garage

Land Size: 240 sqm  
Figures are approximate only.