

**113 Grays Point Road, Grays Point, NSW 2232**

**House For Sale**

Tuesday, 6 February 2024



113 Grays Point Road, Grays Point, NSW 2232

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 1**

**Area: 587 m2**

**Type: House**



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## For Sale

Presenting the epitome of sophisticated luxury, a family home combining functional space with unprecedented elegance & smart technology including a Creston home automation system. This four bedroom residence sprawls over two levels & features wooden herringbone flooring, white plantation shutters, a 10kw battery ready solar system & fixtures that offer an unparalleled level of craftsmanship. The all-inclusive layout has been meticulously designed for entertaining & showcases a luminous living area fitted with a rotating wood-fireplace that flows out to the fully equipped kitchen & adjacent dining room that integrates with the outdoors. The covered alfresco is the perfect spot for hosting grand-scaled events & overlooks the tiered grass yard & state-of-the-art basketball system for family cohesion. Main features include:• Sundrenched living area framed by wall-to-wall window capturing the serene valley views & featuring a rotating wood fireplace for flexible heating • Ultra-modern kitchen with luxury inclusions comprising of a stainless-steel dishwasher, induction cooktop, Bosh oven, stone benchtops & island with integrated storage• Central dining room off kitchen fitted with Bose speakers & flowing out to covered alfresco for seamless indoor-outdoor entertaining • Four generous bedrooms featuring ceiling fans, ducted air-conditioning & built-in wardrobes, master suite with walk-in wardrobe & ensuite• Dedicated study nook on upper level designed to cater for 'Working From Home' arrangements by providing a sufficient workspace • Two main bathrooms including a contemporary three-quarter bathroom downstairs & a full bathroom with a separate bath & shower upstairs• Covered entertaining alfresco overlooking tiered grassed yard with side access & MegaSlam XL adjustable basketball system• Extensive under house storage with oversized workshop & large utility room/optional teenager's retreat• Single lock up garage with automatic door & internal access + additional off-street parking available• Approximate Land Size: 587sqm Set in the heart of Grays Point within moments to local waterways, Swallow Rock Boat Ramp & Reserve, Royal National Park, Jack Gray cafe, Grays Point Public School & in the Kirrawee High School catchment.