

**12 Grattan Street, Cringila, NSW 2502**

THE AGENCY

**Sold House**

Wednesday, 6 September 2023

12 Grattan Street, Cringila, NSW 2502

**Bedrooms: 4**

**Bathrooms: 1**

**Area: 563 m2**

**Type: House**



Georgia Bastian  
0402445870

**\$815,000**

Hidden from the street by a thriving established garden & featuring a sun-blessed north to rear aspect with sweeping views, this tastefully remodelled home delivers comfortable, carefree living for the whole family to enjoy. Step inside & admire the clean contemporary finishes, spectacular new kitchen with stone benchtops & quality appliances, fresh flooring & paintwork, & generous covered rear deck to relax & take in the vista. Positioned in a quiet cul-de-sac within easy reach of local parks, choice of schools, & Warrawong shopping & dining options, there is also the potential to create a self-contained flat with private entry on the lower level for family, guests, or an income-generating project. - 3 substantial bedrooms on upper level, super-sized master suite with picture window. - Stylish new family bathroom includes floor to ceiling tiling & rain shower. - Open plan kitchen/living/dining space welcomes natural light & embraces the view. - Elegant dream kitchen features stone benchtops, breakfast bar, & 900mm cooktop. - Attractive & practical engineered timber flooring throughout. Ceiling fans in bedrooms. - Huge covered rear deck celebrates glorious northern sun & the mountain to city vista. - Bonus 4th bedroom, rumpus, storage, & laundry on lower level offer a fantastic opportunity to create a self-contained flat for guests or income generation. - Expansive sunny rear yard with outdoor toilet, perfect for gardening or play. - Peaceful no through road position in a tranquil family-friendly neighbourhood. - Convenient access to schools, magnificent Lake Illawarra, 5 mins drive to Figtree Grove and 10 mins from Wollongong CBD