

# 13 Kennedy Grove, Appin, NSW 2560



## House For Sale

Thursday, 18 April 2024

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**Bedrooms:** 4

**Bathrooms:** 2

**Parkings:** 2

**Area:** 975 m2

**Type:** House



Derek Stone  
0455833066



Brooke Amato  
0461283541

## **NEW TO MARKET !!!**

You will be hard pressed to find a grander home on 1 level, with a sprawling floorplan you will not want to miss. With a delightful interior encompassing elements of a residential home rarely seen in this era; the contemporary finishes are full of an artistic style allowing an ease of a somewhat sheik yet bold presentation throughout. Set on a monstrous 975m<sup>2</sup> block of land your entire block is deceptively low in maintenance. This is the ultimate entertainer. \* 5 large bedrooms/ 4 of them with built ins \* The Grand Master bedroom has a luxurious ensuite, an ensuite with dual waterfall shower heads and large walk-in wardrobe \* Multiple living zones comprise of an office/study, a gigantic rumpus room with its own brand new split system air conditioner into open planned dining room, main lounge room plus a versatile activity room \* YES there is 3 toilets internally – amongst those fully tiled from floor to ceiling in ultra sleek designed bathrooms \* Double remote controlled garage has internal access then directly into the walk in pantry making bringing the shopping inside a breeze on a rainy day \* A resort style heated swimming pool complete with travertine and a separate double sized newly sealed timber deck with dual ceiling fans in the alfresco for the all year round entertaining of your guests \* As always the centrepiece of the home is the kitchen, there are 40mm generous stone bench tops/waterfall feature and a double undermount sink. The kitchen has an abundance of convenient storage. There are 900mm stainless steel gas appliances. Extras include - Ducted Air conditioning, outdoor ceiling fans, Plantation shutters to the entire home, dishwasher, a huge supply of LED lighting coverage. Double side concreted access for those extra toys to be parked behind the gates and a large shed on a concrete slab to keep your tools and more secure. Located with a bush style backdrop in definitely one of this suburbs most desirable streets just metres from the Georges River and Mahoney's hole. Being a short leisurely drive to the south coast beaches of Thirroul & surrounds. Now you tell me this is not the life your family deserves? All of this why 13 Kennedy Grove, Appin NEEDS to be your next address. Contact Derek or Brooke now for more information !!!