

**135 Lower Washington Drive, Bonnet Bay, NSW  
2226**



**Sold House**

Monday, 14 August 2023

135 Lower Washington Drive, Bonnet Bay, NSW 2226

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 1**

**Area: 676 m2**

**Type: House**



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## Contact agent

Nestled within the leafy and tranquil surrounds of Bonnet Bay, this waterfront family home commands a peaceful outlook from its elevated position overlooking the Woronora River. Offering a fantastic lifestyle, flexible floorplan and multiple living spaces, there's plenty of room for even the largest of families. - Spacious open plan living and dining area enjoys an abundance of natural light which flows to the oversized entertainer's balcony complete with jet spa and leafy water views.- The generous kitchen boasts plenty of storage space electric cooktop plus an oversized island bench.- Two additional living spaces, one on the upper floor featuring a private balcony showcasing sweeping river views, the other on the lower level of the home with double height ceilings could be utilized as a rumpus or storage room.- Four good sized bedrooms, three with built in wardrobes, one including an ensuite, with the master boasting a walk-in robe, balcony access and scope to add an ensuite.- Family bathroom with separate bath and shower plus separate W/C.- Well-appointed and updated laundry with convenient direct outdoor access.- Additional features include direct water access, a gas fireplace, air-conditioning on the upper levels, beautiful plantation shutters and multiple storage solutions.- Conveniently located just moments from Bonnet Bay village shops, public school, boat ramp and sporting fields.Land Size: 676.6sqm Council Rates: \$495.80 per quarter (approx)Water Rates: \$156.70 per quarter (approx)