

# 14 Armitree Street, Kingsgrove, NSW 2208

## House For Sale

Wednesday, 20 March 2024



14 Armitree Street, Kingsgrove, NSW 2208

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 665 m2**

**Type: House**



Gavin Sanna

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## **Auction 13th April**

Being the first time offered in over 40 years, this beautifully maintained, full brick family home is perfect for the growing family offering great scope for further development with its R3 zoning (STCA). Set on a generous 665sqm parcel of land with a private, sun-drenched rear yard and centrally located close to schools, public transport, shops and cafés this home ticks all the boxes. Highlights include:- Generous 665sqm block, 16.2 metre frontage, development potential for duplex or more (STCA)- Flowing layout offers both formal and casual living spaces- Versatile floorplan allows for various living arrangements- Offering an abundance of natural lighting, high ceilings, skylights- Polished hardwood timbers floors, tiled living spaces, timber fireplace- Private family-friendly rear yard with undercover BBQ area- Immaculately kitchen, granite benches, timber cabinets, stainless steel appliances- Three comfortable bedrooms, plus study/office or 4th bedroom with ensuite- Two generous bathrooms, main with skylight, marble tiles and spa bath- Split system air conditioning, under house storage/cellar, security gates- Wide side drive to big lock-up garage, ample off-street parking- Walk to Clenton Park, quality schools, bicycle pathways and more- Land dimensions: 16.2m frontage x 41.6m deep Call Listing Agent Gavin Sanna 0412 324 224 for more information on this exciting opportunity. Disclaimer: We have in preparing this document, used our best endeavours to ensure that all the information contained in this document is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements contained in this document.