

**16 Florence Avenue, Kurrajong, NSW 2758**



**House For Sale**

Tuesday, 26 March 2024

16 Florence Avenue, Kurrajong, NSW 2758

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 1442 m2**

**Type: House**



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## Just Listed

The Staple of a Forever Family Home Nothing says "Welcome home" like the warm and welcoming sandstone bricks 16 Florence Avenue has been constructed with. A home with a history more intriguing than most combined with an updated modern aesthetic on the inside, promises to be not only a pleasure to view, but a day dream brought to life. Step inside and be greeted with the heart of the home, a large family room featuring slate tiles that naturally compliment the sandstone bricks, and a slow combustion fireplace. Combine that with the underfloor heating and you will never go cold. This space is meticulously designed to highlight the home's natural surroundings while incorporating distinctive convict stone from the 1830s. Adjacent to the family room, you'll find a kitchen that is sure to be a culinary delight. With gas cooking, overhead utensil rack, ample storage space and beautiful Oak benchtops, it promises both functionality and style. Upstairs provides a simple but effective layout featuring three bedrooms; main with built-in wardrobe, ceiling fans in all rooms, two separate split system air conditioners, bathroom and study/rumpus area. Outside, the property continues to impress with decking made of recycled railway sleepers, a newly renovated art studio that includes storage space and toilet facilities, and well established gardens featuring vegetables and an array of fruit trees that offer a delightful bounty throughout the seasons. This home is a harmonious blend of comfort, functionality and beauty, ready to welcome you and your family.

Features:

- 3 Bedrooms all with ceiling fans, main with built in robe
- Underfloor tile heating in lounge, kitchen and bathroom areas
- Combined main bathroom and laundry with clawfoot bathtub and unique handcrafted vanity
- Large dining area
- Plantation shutters
- Two slow combustion fireplaces
- Garden shed and double carport with storage shed
- Established garden with 2000L water tank and several fruit trees (Mandarin, tangerine, lemon, lime, olives, fig, quince and persimmon)
- Chicken coop and two compost bins
- Fully fenced 1442m<sup>2</sup> block with town water