

17 High Street, Kogarah, NSW 2217



Sold House

Monday, 4 September 2023

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Bedrooms: 2

Bathrooms: 1

Type: House



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\$1,600,000

Nestled behind a pretty facade this property opens to reveal a functional and sundrenched family home. This exceptional residence effortlessly balances original period character with contemporary design to create a sanctuary of undeniable appeal. This intelligently renovated residence combines high-end design with family functionality in a prized blue-ribbon address. Beautifully appointed and finished to the highest standards, it reveals superb open plan interiors with separate living and dining zones enhanced by soaring ornate ceilings. An alfresco entertainers backyard is complimented by a manicured low maintenance garden complete with spa. Offering superb lifestyle sanctuary within the sought-after Kogarah pocket, this property is a fantastic opportunity for any young couple, family or empty nester. Inner West and Inner City buyers take note!Property Features Include:- 2 well-appointed bedrooms both equipped with built in wardrobe - Sleek modern kitchen with stone bench tops, quality appliances, gas cooking, breakfast bar and ample storage- Expansive separate dining and living zones with ornate fireplace - Chic designer bathroom with separate toilet - Alfresco entertainers North facing sundrenched backyard with French-Pattern travertine tiles- Beautifully and recently professionally landscaped low maintenance gardens and storage shed - Internal laundry with plenty of storage space - Soaring ornate ceilings - 3 meters - Large attic storage - Polished timber floors that have been recently sanded and polished- Planation shutters throughout - Gas fire place - Palatial proportions with elegant entry hall- Exquisite craftsmanship/high quality finishes throughout - Capitalise on potential growth with the addition of a second storey (STCA) The location here is central and ultra-convenient, just footsteps to both St George Hospitals, Medical facilities, Kogarah train station, major shopping precincts, library and so many new cafes and restaurants that are creating a vibrant village that has made Kogarah so popular for Owner Occupiers, downsizers and Investors alike. This readymade property enjoys the many bus services offered to surrounding suburbs at your doorstep, short drive to Hurstville CBD, Westfield shopping Centre and all main arterial routes, along with close proximity to Sydney Airport and moments to Ramsgate, Monterey and Lady Robinsons Beaches. Quality school catchment options for primary, secondary and private school education.Total Size: 289.86sqm approx. Approximate Outgoings Per Quarter: Water: \$300.15Council: \$360.29