

# 17 Moyran Parade, Grays Point, NSW 2232

APG

## Sold House

Friday, 19 January 2024

17 Moyran Parade, Grays Point, NSW 2232

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Ben Jensen  
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**\$1,540,000**

Nestled on an elevated 695sqm (approx.) block, this sun-drenched residence encapsulates the enviable Grays Point vibe with an adaptable and inviting haven for families on a popular cul-de-sac within walking distance to the local school and national park. Enveloped by lush gardens in a tranquil environment, this character-filled home provides an ideal backdrop for a growing family. Conveniently situated near various amenities in Grays Point, such as local waterways, Swallow Rock Boat Ramp, Royal National Park, Jack Gray cafe, Grays Point Public School, and within the Kirrawee High School catchment area this house has the potential to be a beautiful family home for those wanting a piece of Grays Point magic. Features • Versatile family and dining areas for flexible living spaces • Private garden sanctuary with established gardens, grassed yard • Well-appointed kitchen with a convenient breakfast bar • Sun-drenched northwest-facing balcony boasting scenic valley views • Well-proportioned bedrooms featuring ceiling fans and built-in wardrobes • Third bedroom with a separate entrance and a rumpus room on the lower level • Air-conditioning for added comfort, along with a double lock-up garage and shed • Main bathroom with a separate shower and bath • Positioned in one of Grays Point's quietest tree lined streets • Potential third story views, scope to build (STCA) Agent interest