

**18 Nyara Road, Mount Kuring-Gai, NSW 2080**

**SALIBA** Estate Agents

**House For Sale**

Wednesday, 12 June 2024

18 Nyara Road, Mount Kuring-Gai, NSW 2080

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1220 m2**

**Type: House**



Josh Saliba  
0245048004



Iain Rosekilly  
0429231267

## **Auction, Contact Agent**

This property features four bedrooms and two spacious family rooms it's designed for ease. It also offers a double garage and a large backyard. Conveniently located near schools, shops, and leisure facilities, it's an ideal choice for families seeking practicality and comfort. This property boasts the potential for subdivision into two lots (STCA), making it an ideal investment opportunity for those seeking to maximize its land use and value.

**Internal Features-** Integrated kitchen and dining area, thoughtfully designed to blend seamlessly, providing a perfect space.- Expansive family room with direct access to the outdoor deck, offering a spacious and inviting area for entertaining.- Additional generous living room, providing a versatile and comfortable space.- Four roomy bedrooms, three of which feature built-in wardrobes, ensuring ample storage space.- Convenient internal laundry room.

**External Features-** Double lockup garage, providing secure parking for two vehicles.- Extra driveway space, accommodating additional vehicles.- Rumpus room with an attached bathroom and direct access to the garage, creating a versatile space for entertainment.- Shed in the back, perfect for storing gardening tools, outdoor equipment, and other miscellaneous items.- Big grassy backyard, offering a spacious and safe area for children to play, pets to roam, and outdoor activities to be enjoyed.

**Building and location:** - 2 min drive to Mount Kuring-gai Station- 10 min drive to Westfield Hornsby - Local schools include Mount Kuring-gai Public School and Asquith Boys & Girls High

For further details or to arrange an inspection, please contact Josh Saliba on 0400 231 424 and Iain Rosekilly on 0429 231 267. We have obtained all information in this document from sources we believe to be reliable, however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations