

# 20 Vaudan Street, Kogarah Bay, NSW 2217



## House For Sale

Sunday, 5 May 2024

20 Vaudan Street, Kogarah Bay, NSW 2217

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 720 m2**

**Type: House**



Mark Somboli



Victoria Voulgelis  
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## **Auction If Not Sold Prior**

Commanding a premiere street to waterfront position, exclusively set on the peaceful waters of Kogarah Bay, this residence offers a rare street to waterfront land parcel of 720sqm (approx.), offering the ultimate family sanctuary. Conveniently located close to a range of amenities, including shops, cafes, recreational parks at Sans Souci and Carss Park and public transport. Boasting a functional floor plan to suit young families, growing families and also a possible self-contained level for in-laws or older children. Offering a light and bright sunny aspect Views from every room Generous bedrooms with the ability for dual family living All upstairs rooms enjoy individual climate control Open Natural Fireplace with Chimney Electric security gates open to drive way leading to two car garaging + additional off-street parking An array of indoor/outdoor living & entertaining options Backyard oasis offers level yard with in-ground pool Lower level offers oversized living, wet bar, bathroom, 4th bedroom / home office Private waterfront facilities include boat shed, electric winch (Length 100m for small, mid or large size vessel), slipway. Current Owner has NSW Waterways licence for swing mooring in front of home Enormous opportunity to renovate / rebuild (STCA) your dream home on this ideal location