

**21 Kirkton Crescent, Woodberry, NSW 2322**

**Sold House**

Saturday, 18 November 2023

21 Kirkton Crescent, Woodberry, NSW 2322

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 4**

**Area: 543 m2**

**Type: House**



Rob McCorriston  
0240286693

**\$625,000**

Welcome to 21 Kirkton Close, Woodberry. This classic, easy care clad and tile home is situated on a 509sqm level block & provides the perfect opportunity for all buyers groups to make this one...home. Big enough to house the largest of families, you will instantly fall in love with the practicality of the floorplan, the generous spaces, the open plan layout and a seamless flow of indoor living meets outdoor entertaining along with the major selling point – a salt water inground pool - this is perfect for the growing family with the added opportunity of converting the rear family room to another bedroom and study - you will not want to miss this opportunity. Features Include:- Master bedroom with walk-in-robe & ensuite as well as ceiling fan and new carpet.- Bedroom two with built-in robe and ceiling fan- Bedroom three with ceiling fan- Huge open plan lounge and dining area with hardwood flooring throughout- Ceiling fans, down lights and ducted air conditioning throughout- Separate meals area off kitchen- Spacious kitchen with European electrical appliances including 4 burner oven, rangehood & plenty of storage - Walk in butlers pantry which can also convert to home office- Main Bathroom with combined shower / bath and WC- Massive rear family room or potential 4th bedroom conversion - Internal laundry- Saltwater chlorinated inground pool with zodiac automatic pool cleaner- Garage converted to semi enclosed outdoor entertaining area- Third bathroom at rear to wash off after that swim- Shed at rear- Double car carport- Solar panels (32 in total) Other Features Include:- School catchment for Woodberry Public | Francis Greenway High School- 16 Minutes' walk to Beresfield Business District | 12 Minute walk to Beresfield Train station- 33 Minute drive to Merewether Beach | Dixon Park Beach Outgoings:- Council rates - \$466.00 per quarter approx.\*- Water Rates - \$250.00 per cycle + Usage approx.\* Contact Rob McCorriston Today on 0406 121 166 for further information. Disclaimer: All information contained herein is gathered from sources we deem reliable. Nonetheless, we cannot guarantee the information's accuracy and act as a messenger only in passing on information. Interested parties should rely on their own enquiries. Some of our properties are marketed from time to time without price guide at the owner's request. This website may have filtered the property into a price bracket for website functionality purposes. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing.