

**23 Church Street, Mount Kuring-Gai, NSW 2080**

STONE

**House For Sale**

Wednesday, 17 April 2024

23 Church Street, Mount Kuring-Gai, NSW 2080

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 587 m2**

**Type: House**



Dean Finch  
0425214866



Di Finch  
0425226180

## **Auction 11th May if not sold prior**

There's an uplifting sense of light, space and privacy in this welcoming home located in a fantastic family friendly neighbourhood. Newly refreshed, the stylish interiors make for comfortable living, while a spacious four-bedroom plus study design offers ample space, which caters for busy families. A breezy flow-through design embraces an all-season entertainer's deck and child-friendly garden offers the perfect spot to dine alfresco or play and relax in sunshine. Presenting the perfect chance for families to move in and enjoy, while offering exciting scope to add your own personal touches.

Features :• North facing level rear yard bathes the interiors in all day sunshine• Free-flowing casual living area central for busy day to day lifestyle• Kitchen overlooking rear yard and out door entertaining • Four spacious bedrooms with built-ins, master with en-suite & WIR• Lower level office plus formal lounge/media room and separate dining• Refreshed bathrooms, functional laundry, newly painted throughout• All-season entertainers deck and child-friendly level lawn• Double lock-up garage plus additional off-street parking• Land 588 sqm. new HWS, new unit ducted air-con and solar panels

Location :\* 8 min walk, 550m to Mt Kuring-gai Train Station\* 4 min walk - 350m to Mt Kuring-gai Public School\* 8 min walk, 550m to Top of the Ridge shops Inc Aldi's, Doctors, Butcher & Post Office.\* 15 min walk, to Mount Kuring-gai Oval & Play Ground.

Outgoings :\* Council Rates - \$511.30 per quarter\* Water Rates - \$180.00 per quarter approximately (fixed rates only)

To truly appreciate what this property has to offer contact Dean 0425 214 866 or Di Finch 0425 226 180 today."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."