

# 27 Kitchener Parade, The Hill, NSW 2300

## House For Sale

Wednesday, 12 June 2024



27 Kitchener Parade, The Hill, NSW 2300

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 3**

**Area: 295 m2**

**Type: House**



Thomas Hook  
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Ben Jarvis  
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## Price on request

Behind the contemporary façade of this fully custom-designed torrens title home lies a property that's as versatile as it is stylish. Just four years old, its clever design offers a three-bedroom, three-bathroom residence along with an adjoining two-bedroom, one-bathroom residence under the same roofline. A true game-changer, this separate space can be rented out or used as a self-contained Airbnb for additional income. Alternatively, it can house grandparents, or adult children saving for their own home, allowing you to keep family close without sacrificing anyone's privacy. You'll love the look and feel of the main three-bedroom home, enhanced by polished concrete floors, a soaring 14ft ceiling in the open plan living area, and superb indoor/outdoor flow to private alfresco entertaining. The design offers versatility with the option of having the main bedroom with an adjoining bathroom on the ground floor or choosing the master suite with a walk-in robe, ensuite, and balcony upstairs. The kitchen is equipped with stone benches and quality appliances, and a gas log fire will keep the chill away this winter. The adjoining two-bedroom home provides its own private space, featuring an open-plan design, a private deck, and a courtyard garden, with the sleeping quarters conveniently located upstairs. This setup ensures comfort and privacy for family members or tenants alike. From brunch dates on Darby Street to monthly markets at Civic Park, catching waves at Bar Beach to leisurely strolls along the Newcastle harbour foreshore or a night out in Honeysuckle, everything's a stone's throw away from here. - Dual level property currently configured as a three bed, three bath home, and separate two bed, one bath home under the same roofline - Northwest aspect captures pleasant district and Mount Sugarloaf views from upper levels - Single garage with a/c and sliding glass doors offers more versatility, off-street parking for two extra cars - 500m - Newcastle East Public School, 900m - Newcastle Grammar

Outgoings: Water: \*\$818pa + usage Council: \*\$3,571pa\* approximates only (We have obtained all information used in the preparation of this document from third party sources however, we cannot guarantee the accuracy or currency of this information. Prospective purchasers and their advisors are advised to carry out and rely on their own enquiries and investigations in relation to the information in this document and the property it concerns.)