

**29 Avondale Drive, Kanwal, NSW 2259**

**House For Sale**

Sunday, 10 March 2024



29 Avondale Drive, Kanwal, NSW 2259

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 981 m2**

**Type: House**



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## **Guide \$1,000,000 - \$1,100,000**

In one of Kanwal's most sought-after streets, this offering represents one of the truly great opportunities in our suburb. This impressive two-level home with very generous proportions throughout has all the makings of a great family home. The home itself is sure to impress and showcases an expansive layout with multiple living areas and fantastic indoor/outdoor entertaining options. With a versatile floor plan, 4 very generous bedrooms plus 5th bedroom or study, large modern gourmet kitchen with all the works, 2 modern bathrooms and extra powder room and all sitting on a huge 981sqm block, giving ample opportunity to make the perfect oasis with room for a pool or a shed and plenty of room for the kids with man's best friend. This is the property you have been looking for so book in an inspection today.

**Property Features:**

- \* Four Bedrooms all with built-ins plus 5th bedroom/office, not forgetting a very generous ensuite with corner spa bath plus his and her walk-in robes to main.
- \* Modern inclusions and high-quality finishes throughout, including ducted air-conditioning and led downlights.
- \* Choices of formal and informal living areas with plenty of room for all the family needs and occasions.
- \* Double auto garage, fresh new carpet and recently painted throughout.
- \* Undercover entertaining area allows easy entertaining all year-round which overlooks the enormous back yard ready as a blank canvas to make it your own.
- \* Fully fenced oversize 981sqm (approx) block of land.
- \* Close to local shops, supermarket, cafes, beaches, public transport and 200 metres to local public school.
- \* Located 1 hour from Hornsby or Newcastle and 10 mins to the M1.

**Key Features:** Council Rate: \$1520 Per Annum Approximately Water Rates: \$994 Per Annum Approximately Current Rent: \$850 - \$900 Per Week