

# 2A Best Crescent, Kirrawee, NSW 2232

## Sold Duplex/Semi-detached

Friday, 1 March 2024

2A Best Crescent, Kirrawee, NSW 2232

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 311 m<sup>2</sup>

Type:

Duplex/Semi-detached



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**\$1,800,000**

Displaying inviting interiors, family proportions and contemporary finishes, this duplex residence is advantaged by a superb location moments from South Village shopping centre, transport and popular Kirrawee High School. Boasting a family-sized floor plan of four double bedrooms, plus a study. The ground floor features a spacious lounge and dining area, contemporary kitchen including Smeg appliances, ample storage and large pantry, separate study and bedroom with access to the guest bathroom. Private outdoor entertaining terrace with outdoor kitchen including BBQ, wet bar and bar fridge. Beautiful, established garden and child-friendly, low-maintenance yard space. The upper level offers a teenage retreat or second living area and master bedroom with generous walk-in robe, ensuite with double vanity and a private, east-facing balcony. The additional bedrooms feature large built-in wardrobes and a stunning, large main bathroom includes floor-to-ceiling contemporary tiles and a chic freestanding bath. The home includes zoned ducted air conditioning and a single auto-door garage with internal access and additional storage. Experience the perfect combination of quality family living with stylish interiors and a welcoming and functional floor plan. This exclusive property presents an exceptional opportunity to secure a beautiful home in popular South Kirrawee. RATES: \$218/QTR, WATER: \$175/QTR EST. LAND SIZE: 311SQM approx. + Bright, light-filled interiors with functional open-plan living spaces + Additional family retreat on upper level + Four generously sized bedrooms with built-in wardrobes + Large master bedroom with oversized walk-in robe and ensuite + Separate office or study space on the ground level + Gourmet designer kitchen, ample benchtop space and oversized pantry + Contemporary tiled bathrooms, main bathroom with freestanding bath + Featuring a third guest bathroom, plus good-sized internal laundry space + Convenient auto-door garage with internal access and additional storage + Private back yard with covered entertaining area + Featuring LPG gas, ducted air con and solar power system with battery storage + Quiet location in sought-after South Kirrawee close to shopping and schools