

# 3 Moyran Parade, Grays Point, NSW 2232



## House For Sale

Tuesday, 6 February 2024

3 Moyran Parade, Grays Point, NSW 2232

Bedrooms: 4

Bathrooms: 3

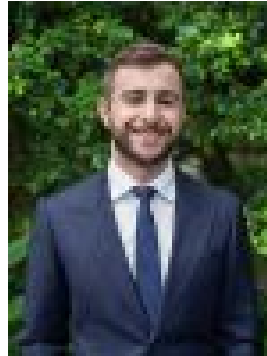
Parkings: 2

Area: 695 m2

Type: House



Dino Salvatore  
0295258066



Marcus Salvatore  
0433388862

## **Auction unless sold prior**

Renowned for its majestic mature gardens and flawless design, this four-bedroom family paradise has been meticulously curated to offer the perfect blend of functional space and quality finishes. The all-inclusive internal layout sprawls over two spacious levels and features four generous bedrooms, three bathrooms, an oversized kitchen and multiple living areas with ducted air conditioning that integrate with the outdoors. Outside you will find the ultimate summertime haven complete with an oversized entertaining alfresco fitted with a built-in BBQ area that stems out to the level grass and inground salt-water swimming pool. • Spacious living and dining area framed by glass sliding doors that open to the covered entertaining alfresco • Oversized kitchen fitted with stone benchtops with waterfall edges, ample cabinetry, a utility cupboard and quality appliances • Four generous bedrooms with ducted air conditioning and built-in robes, master suite with mirrored robe and ensuite • An array of separate living areas sprawling over both levels including a teenagers retreat upstairs with access to private balcony offering street views • Two main bathrooms, upstairs bathroom includes a spa bath & separate shower • Internal laundry room with access to paved courtyard fitted with retractable clothesline • Covered entertaining alfresco complete with Vergola, built-in BBQ and bordered by manicured gardens • Large inground salt-water swimming pool with access from front courtyard and rear alfresco • Double lock up garage with auto doors, mezzanine storage, workshop + extra off-street parking • Approximate Land Size: 695sqm Set in one of Grays Point's most sought-after pockets within moments to local waterways, Royal National Park, Swallow Rock Boat Ramp & Reserve, Jack Gray cafe, Grays Point Public School and in the Kirrawee High School catchment.