

**3 Shiral Avenue, Kanahooka, NSW 2530**



**Sold House**

Thursday, 17 August 2023

3 Shiral Avenue, Kanahooka, NSW 2530

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 580 m2**

**Type: House**



Natalie Paiola

**\$901,000**

Welcoming you to this charming custom-built loved family home with its unique tri-level layout & conveniently located in this highly sought-after neighbourhood. The property has everything your family needs and more on a generous 580m<sup>2</sup> block. Enter the home and be greeted by a warm & welcoming entry, generous air-conditioned lounge room with combustion fireplace and flowing through to the dining area & new additional enclosed sunroom with a lovely leafy outlook with a glimpse of the lake all located on the middle level. Neat bathrooms, main with bathtub, updated modern kitchen with stone benchtop, breakfast bar, and ample cupboard space including s/s appliances making it the perfect hub for entertaining. Also offering 4 generous bedrooms on the upper level all fitted with roller shutters, master with BIW, ceiling fan & ensuite, with the large rumpus area on the lower level including the third bathroom & laundry overlooking the private covered courtyard, great for entertaining & the family BBQ. The large double garage also offers plenty of storage & internal access. Step outside to the fully fenced backyard with neat gardens, garden shed & plenty of space for kids to play, this family home ticks all the boxes. Located in a sought-after area of Kanahooka, this property is close to local schools, shops, and public transport. Don't miss your opportunity to secure this remarkable home with loads character.

- Charming custom-built family home with a unique tri-level layout & set on a 580m<sup>2</sup> block
- Spacious air-conditioned lounge room with combustion fireplace
- Separate dining room & newly added sunroom with lots of natural light & a leafy outlook
- Modern kitchen with stone benchtops, b/bar & loads of cupboards with S/S appliances
- 4 generous bedrooms with roller-shutters, master bedroom with BIW and ensuite
- Large rumpus room on lower level with third bathroom/laundry & covered courtyard
- Neat bathrooms, main bathroom includes bathtub, double linen cupboard storage
- Large private fully fenced backyard with BBQ area, neat gardens & garden shed
- Generous double garage with internal access + generous storage area
- Great family location close to local schools, shops & transport