

**3 Wigans Avenue, Como, NSW 2226**

**FOX & WOOD**

**Sold House**

Friday, 3 November 2023

3 Wigans Avenue, Como, NSW 2226

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 803 m2**

**Type: House**



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## Contact agent

Sitting on an expansive and tranquil block, this immaculate home provides the perfect setting for family living and entertaining with a beautiful outlook of the river and private self contained studio. Inside, the home is modern, light-filled and spacious. A stunning renovated kitchen and an open plan lounge and dining area all with solid timber floorboards flowing out to an undercover entertaining area. The perfect spot to kick back with a book while the kids play on the large North-facing level yard. Downstairs, a potential family retreat with living area, modern family bathroom and separate toilet, and fourth bedroom or home office. With private access, the self-contained studio provides a perfect guest retreat complete with modern bathroom, living area, private balcony and kitchenette. A beautiful home that truly caters to family life. Why you'll love it -

- Large 803sqm block with lush gardens and level grassed yard perfect for kids and entertaining.
- Entry level consists of 3 bedrooms with ducted air conditioning, main bedroom with large walk-in robe, balcony and water views of the river, 2 other bedrooms with wardrobes and large family bathroom with separate bath to shower.
- Expansive ground level with open plan lounge with air conditioning, dining and kitchen area all flowing to the North Facing backyard with undercover entertaining area and large deck.
- Bush surrounds create the perfect backdrop for the private backyard to relax and entertain.
- Recently renovated kitchen with island bench, built in dishwasher and ample storage. Perfectly positioned to look over the yard and living spaces.
- Renovated laundry with an abundance of storage and bench space tucked away nicely from the kitchen -potential for a butler's pantry.
- Second living area provides a great separate space for the kids.
- Fourth bedroom downstairs with large built-in wardrobes and the perfect space for a home office or separate master retreat. Another full-sized family bathroom with separate toilet.
- A complete self-contained studio with fifth bedroom and private access.
- Multiple outdoor entertaining spaces including an undercover bbq area with built in bench and sink and a second level of the yard with a firepit and built in seating.
- Under house storage and workshop area.
- Driveway with off street parking for 3 cars and a great sized storage shed on the entry level.
- Positioned in a family friendly suburb within walking distance to Como West Public School 450m, Shops 500m, Bus stop 300m, Como train station 1.1km, Como Pleasure Grounds and Marina 1.4km.
- Land size 803sqm, Rates per quarter: Council \$472 and Water \$158.