

31 Edward St, Kingsgrove, NSW 2208

House For Sale

Thursday, 13 June 2024

31 Edward St, Kingsgrove, NSW 2208

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 897 m2

Type: House



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AUCTION

Conveniently positioned within the heart of Kingsgrove, just a short walk from the Kingsgrove RSL Club, Kingsgrove Station, local parks and Kingsgrove Public School, 31 Edward Street is an exemplary property. It boasts a uniquely spacious and free-flowing floorplan that facilitates effortlessly comfortable daily living, with healthy living arrangements supplied by four bedrooms over three levels, and three separate bathrooms. Bright, welcoming, and sweepingly spacious, the initial impression upon entering this home is one of openness and a relaxed elegance. Tall ceilings frame expansive living areas with bamboo flooring, and each area flows cleanly into the next. The core living room is a perfect example, sporting air conditioning and gas connections, and adjoined by two bedrooms and a bathroom. Further bedrooms can be found towards the other end of the home, each supplied by their own bathroom and allowing for guests and family members to appreciate an exceptional amount of privacy. The master bedroom is particularly spacious, and features its own balcony, walk-in wardrobe, and detached ensuite. Sitting centrally to the home, the sizable formal dining area makes for excellent hosting, particularly since it is serviced by the kitchen directly adjacent. The comfortably sized kitchen is quite modern and well-appointed, boasting a large island and thick stone-top benches; an abundance of slow-close cabinetry and bench space; a 900mm gas cooktop and Westinghouse appliances, including twin fridge/freezer & wine fridge. Further complimenting this property's exceptional hosting, the backyard houses a lovely pergola-shaded ekodeck decking. Surrounded by gardens and quite private, it is perfect for entertaining guests. The yard beyond is quite deep and versatile, accessible via gated side access, and features a triple carport and large detached work shed. This is a wonderful property with the atmosphere and quality-of-life features to match. Features include:- Land size - 897sqm- Walking distance to: Kingsgrove Station, Kingsgrove RSL Club, St Ursula's College, Our Lady of Fatima Catholic primary school, public transport, local parks and reserves, Bexley Golf Club, and nearby shops- Long, drive-through gated side access and triple carport, 2 x 3000l water tanks- Deep backyard with pergola-shaded entertaining area; large, detached workshed/garage- Four comfortable bedrooms spaced out over three levels, with three separate bathrooms- Tall ceilings and spacious, flowing floorplan for effortlessly simple everyday living- Excellent entertaining capabilities centred around a fantastic kitchen and formal dining area- Abundance of storage options & Air conditioned throughout- Capitalise & add the granny flat (STCA) Whilst all care has been taken preparing this advertisement and the information contained herein has been obtained from sources, we believe to be reliable does not warrant, represent or guarantee the accuracy, adequacy, or completeness of the information. Tim Mutton Estate Agents accepts no liability for any loss or damage (whether caused by negligence or not) resulting from reliance on this information, and potential purchasers should make their own investigations before purchasing. Property Code: 485