

**32 Avery Avenue, Kirrawee, NSW 2232**



**Sold House**

Sunday, 13 August 2023

32 Avery Avenue, Kirrawee, NSW 2232

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Katrina Wright  
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**\$1,540,000**

This highly sought-after residence offers a great layout and ample space for a growing family. It features an expansive alfresco area, complemented by a stunning courtyard and garden that require minimal upkeep, making it ideal for entertaining. Situated in a family-friendly neighbourhood, this generous home is conveniently located within walking distance of schools, shops, parks, transportation and more. Features:- Light filled lounge/dining area - Undercover entertainment space and low maintenance courtyard & garden- Secure backyard perfect for children/pets- Flexible floor plan offers both formal and casual living areas- Spacious kitchen with ample bench space and storage- Gas hot water system and gas cooking- Four versatile bedrooms, main bedroom has walk-in robe and ensuite- Large family bathroom with shower & separate bath- Large internal laundry with outside access - Desirable features including pure wool carpet, 10 solar panels, termite barrier and concrete tiled roof- Double lock-up garage with Internal access Council Rates: \$516pq approx. Water Rates: \$159pq approx. + Usage Disclaimer : We have obtained all information in this advertisement from sources we believe to be reliable; however whilst we endeavour to confirm all information, any person using this information should rely on their own enquiries and due diligence.