

33 Vista Parade, Kotara, NSW 2289



House For Sale

Friday, 12 April 2024

33 Vista Parade, Kotara, NSW 2289

Bedrooms: 5

Bathrooms: 3

Parkings: 3

Area: 450 m2

Type: House



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\$2,250,000

Located on a private road in an enclave of ten luxury homes and taking full advantage of its expansive dual-level layout, every detail in this stunning Torrens Title residence has been meticulously crafted, from extensive use of man-made stone to ultra-stylish inclusions and high-calibre fittings and fixtures used throughout. Near-new, it delivers a vast and innovative floorplan with an open plan living area, a first floor lounge, five bedrooms (one downstairs with ensuite), three bathrooms, a powder room, and a screened outdoor paradise overlooking a bush setting with the sound of bird song, and a magnesium plunge pool and gas-heated spa. Peaceful and private in its leafy setting, the residence is footsteps to local parks and a primary school, with top-ranking high schools also nearby. Westfield Kotara and the Homemaker Centre are two minutes by car, providing excellent shopping, home needs, a rooftop dining scene and a world-class cinema complex.

- Dream kitchen featuring excellent storage, man-made stone surfaces, and premium appliances including a 900mm electric oven, gas cooktop, twin F&P integrated dishwashers, an externally ducted range hood, and large WIP with integrated Miele microwave
- Five large and beautifully appointed bedrooms, main with WIR, dressing area and large ensuite, all others have WIR/BIRs
- Main bathroom and master ensuite include a bathtub, all bathrooms are finished to showroom standard
- Well-equipped bar area with 900mm man-made stone benchtop and refrigerator provision
- Bi-fold doors open onto a large, covered, screened and tiled alfresco area, ideal for pest-free entertaining year-round
- Real flame gas fireplace for cosy winter nights
- Ducted and zoned Daikin AC; Rinnai gas HWS, ducted vacuum
- Security alarm is installed, can be "back to base" if desired
- Automatic triple bay garage with internal access plus three additional OSP parking bays

Council Rates: \$2599 PA approx
Water Rates: \$361 + Usage PQ
approx
Rental Potential: \$1100 - \$1200 PWD
Disclaimer: We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.