

**4 Stirling Avenue, Kirrawee, NSW 2232**



**House For Sale**

Monday, 18 March 2024

4 Stirling Avenue, Kirrawee, NSW 2232

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 936 m2**

**Type: House**



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## Auction | Guide \$1,250,000

Nestled at the end of a peaceful cul-de-sac, this enchanting family home welcomes you with a serene and private northerly outlook, enveloped by lush greenery. A refreshed brick and tile exterior set the stage for a residence ready to be transformed into your dream family abode. The heart of the home boasts light-filled interiors, creating a warm and inviting atmosphere that sets the tone for cherished family moments. Explore the potential for expansion with abundant under-house storage, offering scope for customisation and growth. This property presents a rare opportunity to create a forever home that perfectly balances comfort, convenience, and a connection to nature.

- Three bedrooms, all with built-ins, providing ample storage space
- Original kitchen with electric stove, centrally positioned for easy entertaining
- Spacious separate formal lounge and dining areas, complemented by a family room
- Direct access from the kitchen to the enormous pool and level backyard with established gardens & garden shed
- Ample parking with an enormous garage, workshop, and exceptional under house storage with internal access, plus a separate carport
- Original bathrooms, main with a separate WC, along with a generously sized internal laundry boasting extra storage
- Air-conditioning units in living areas, ensuring year-round comfort
- New paint and flooring throughout, providing a fresh and modern touch
- Loads of under-house storage with the potential to extend

Approximate Quarterly Outgoings: Council Rates: \$485.80 | Water Rates \$171.41

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