

**42 Laycock Road, Penshurst, NSW 2222**

honer**dodd**

**Sold House**

Friday, 3 November 2023

42 Laycock Road, Penshurst, NSW 2222

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 1012 m2**

**Type: House**



Adrian Dodd  
0295296699



Stacey Auciello  
0295296699

**\$2,260,000**

Rare offering to acquire this exceptional period home set on elevated corner with wide 20.11m frontage on land area of 1012sqm in heart of "McRaes Estate". Stunning features adorn this beautifully presented family home which is currently set up as dual family living (home plus income). Easily convert back to large single family accommodation. Impeccably maintained throughout with ornate ceilings plus fans, picture rails, air conditioning and feature stone gas fire place. Flexible floor plan with formal and casual living areas, character and charm with bayside windows and large covered porches & patios to relax on. Commanding position on high side of highly sought after street capturing cool breezes on those hot summer days. Ideally suit the family entertainer with sparkling inground pool within sundrenched North facing rear fully fenced yard. Highlights include: - Impressive ground level entry foyer to three generous bedrooms (two with built in robes and master br with air conditioning)- Large formal lounge room with air conditioning, gas fireplace plus ceiling fan- Adjoining dining area to galley style timber kitchen with dishwasher- Neat full main bathroom with spa bath - Abundance of storage room/areas- Additional accommodation with kitchenette and dining to upstairs. - Second level includes two bedrooms (one opening onto balcony/deck enjoying panoramic district views) plus separate bathroom. - Upstairs casual living/rumpus room with access to attic storage - External laundry and separate bathroom plus storeroom - Covered outdoor entertaining pergola area plus BBQ - Large freestanding auto garaging plus workshop - Denison Street access to driveway parking plus additional on site parking through gated rear yard. Located just a short stroll to Penshurst Station and so convenient to local schools, shops and amenities. Do not miss this opportunity to secure this exceptional family residence in McRaes Estate. Approx outgoings: Council \$572 p/q Water \$252 p/q