

**423A President Avenue, Kirrawee, NSW 2232**

Hill&Viteri<sup>PROPERTY</sup>

**Sold House**

Monday, 14 August 2023

423A President Avenue, Kirrawee, NSW 2232

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Sebastian Viteri  
0295452220



Marc Owens  
0295452220

**\$1,400,000**

Enjoy a wonderful sense of peace and privacy that this single-storey home has to offer, tucked away from the road. Offering generous proportions and a versatile layout that can accommodate various needs - from those seeking to downsize to a single level, to families in need of more room, or even individuals working from home or operating a business. This property features a flexible layout, easily transforming from a three-bedroom home with three separate living spaces, to a residence with four or five bedrooms with the addition of a single internal wall. Property features:- Modern kitchen offers breakfast bar, ample bench and cupboard space- Three generous bedrooms or possibly 4th and 5th bedroom or study- Oversize main bedroom with built-in robes and ensuite bathroom- Spacious open plan family room + separate formal living and dining- Ducted air conditioning throughout, gas bayonets in the living areas- High ceilings adding to the generous proportions this home has to offer- Well appointed expansive main bathroom with corner spa bath- Paved entertainers courtyard with retractable awning for all year use- Low maintenance north facing backyard with established gardens- Large internal laundry includes side yard access and additional W/C- Double lock-up garage with ample storage options including pull-down ladder access to the roof storage, internal and side courtyard access- Peacefully positioned on the rear block away from the road providing a desirable lifestyle being only 400m from Kirrawee station and 800m to South Village which features supermarkets, shops, cafes and restaurants. Distance to amenities:- 400m to Kirrawee Station- 800m to South Village- 900m to Kirrawee Public School- 1.5km to Gymea Technology High School- 2.6km to Westfield Miranda- 7.7km to Cronulla Total Land Size : 465m<sup>2</sup>\* Auction Thursday 10th August 6.00pm at Tradies Gymea 57 Manchester Rd, Gymea NSW 2227