

# 44 Kirrang Drive, Medowie, NSW 2318

## Acreage For Sale

Tuesday, 30 April 2024

44 Kirrang Drive, Medowie, NSW 2318

Bedrooms: 4

Bathrooms: 3

Parkings: 6

Area: 4172 m2

Type: Acreage



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**\$1,250,000**

Nestled on a sprawling acre of level, manicured grounds (4172sqm), this single level four-bedroom residence promises an idyllic lifestyle for those looking to spread their wings. Adding to the allure is a separate studio retreat. This versatile space is ideal for an art studio, home office, or guest house, providing endless possibilities for personal or professional use. A second driveway leads to a substantial double carport and 7m x 7m shed, offering ample space for your boat, all your vehicles, or machinery. This spacious sanctuary boasts rich timber accents, exposed brick walls, and soaring cathedral ceilings, each element adding to its undeniable appeal. Stretch out in the two expansive living areas, steal quiet moments in the cosy sunroom, or entertain friends in the alfresco area, complete with a BBQ kitchen and a fireplace for year-round enjoyment. Dive into the refreshing pool during balmy summer days. And while the home is comfortable as is, explore your options to modernise and make it your own. Schools, shops, and recreational facilities are little more than 2km away, ensuring everything you need is within easy reach. With plenty of space to grow and play, this property is ideally suited for families looking for room to expand. \* Single level rendered brick and Colorbond roofed home on 4172sqm\* Exposed timber cathedral ceilings and brick walls add character\* Multiple split a/c systems and a combustion fire provide climate control\* Timber kitchen with electric cooktop and wall oven\* Four bedrooms served by main bathroom and master ensuite\* Covered alfresco entertaining area with BBQ kitchen and wood fire, in-ground pool\* Air-conditioned studio retreat with own kitchen and bathroom\* Double garage under the home's roof line, second driveway, 7m x 7m carport and shed\* Connected to town water and town sewer \* Virtual tour and floorplan attached \* 2.2km to Medowie Public School, 4.3km to Catherine McAulay Catholic College, 8km - RAAF base Williamstown Call Tiffany Jeffery 0422158219 for further enquiries All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquires