

**47 Mokera Avenue, Kirrawee, NSW 2232**

**FOX & WOOD**

**Sold House**

Friday, 29 September 2023

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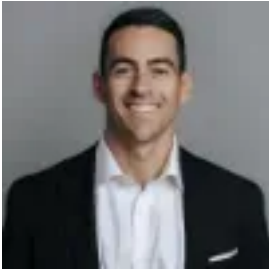
**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 556 m2**

**Type: House**



Danny Fox  
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## Contact agent

Modern and move-in-ready family home with multiple living and dining spaces and a private backyard featuring a covered entertaining deck, level lawn, and barbecue area. Inside there's everything you need including a contemporary kitchen with a large island bench, a formal dining area and two bathrooms - the versatile floorplan offers functionality and flexibility that caters to any lifestyle. Why you'll love it -

- Family home in a quiet cul-de-sac location.
- Split level design adds to a sense of space and provides multiple living and entertaining areas.
- Timber floors flow throughout the air-conditioned main living and dining area.
- Additional family or TV room flows onto the back deck.
- Modern kitchen featuring stone island bench, gas cooking and stainless steel appliances including dishwasher.
- 4 bedrooms - Main with walk in wardrobe & stylishly renovated ensuite. 3 additional bedrooms, 2 featuring built-in wardrobes.
- Neat family bathroom with bath tub and separate toilet.
- Garage functions as a rumpus room with third toilet.
- Sensational backyard featuring covered entertaining deck, level lawn, barbecue area and mature gardens that create privacy.
- 20 panel 6.6kw solar system.
- Central location approximately 1.4km from Kirrawee train station and South Village.
- Quarterly rates - Council \$491, Water \$159.
- Land size - 556sqm.