

**487 The Boulevarde, Kirrawee, NSW 2232**



**House For Sale**

Thursday, 4 April 2024

487 The Boulevarde, Kirrawee, NSW 2232

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 556 m2**

**Type: House**



Lucas Weijia Pu  
0280389125



(Charles) Yuanchao Pei  
0280389125

## Just listed, Contact agent

Welcome to 487 The Boulevard, Kirrawee - a charming 4-bedroom, 2-bathroom house with a double garage on a spacious 556 sqm block of land. This well-maintained property, offers ample space for a growing family or those looking for a peaceful retreat. The interior features a light-filled living area, a modern kitchen with stainless steel appliances, and a separate dining area. The bedrooms are generously sized. Outside, the backyard is perfect for entertaining or relaxing, with a covered patio and plenty of room for kids or pets to play. Ideally located in a family friendly suburb and only moments to South Village shopping precinct, this home is positioned to appreciate a promising lifestyle of convenience. Presenting a rare scope to move in and enjoy or enhance with modern interior updates, this split level and practical four-bedroom home presents a prime opportunity for the growing family. Features: - Multiple living areas including downstairs lounge room with ceiling fan and upstairs family room with outlook across to Sydney CBD - Spacious kitchen complete with stainless steel appliances including dishwasher, pantry and freestanding oven with electric cooktop - Four neat and tidy bedrooms with ceiling fans - Covered entertaining deck overlooking the north facing level backyard bathing in sunlight - High rental return - Double carport and further off street parking - Additional features include external laundry, third toilet, ample storage throughout, study nook and old storage shed positioned in the backyard - Located within walking distance to South Village, Kirrawee station, Sutherland North and Kirrawee Public Schools, Gynea Technology High School and a short drive to Hazelhurst Art Gallery and the beautiful beaches of Cronulla - Land size: 556sqm (approx.) Don't miss out on this fantastic opportunity! Please contact the agent today for more information and to arrange a viewing. Disclaimer : All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested parties should make and rely upon their own enquiries.