

# 49 Burwood Street, Kahibah, NSW 2290

## House For Sale

Wednesday, 6 March 2024

49 Burwood Street, Kahibah, NSW 2290

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 446 m2

Type: House



Chasse Ede  
0240814702



Liam McAlister  
0421821902

## \$1,600,000 - \$1,750,000

Discover this stunningly reimagined family home nestled in the coveted seaside pocket of Kahibah, where lush native bushland meets premium coastal living. Boasting a spacious layout and refined design, this captivating coastal residence is sure to impress even the most discerning of families. Upon arrival, you'll be greeted by an expansive, tiled front verandah inviting you to enter and explore the home's light-filled living spaces. Within, a spacious dining, kitchen, and entertainment area await, featuring custom-designed booth seating, a bespoke round kitchen island/bar, vaulted ceilings with light-infused highlight windows, and a natural bowral stone-encased fireplace. These elements combine to create the perfect tranquil setting, whether its enjoying social gatherings with family and friends, or simply taking time out with a good book. Throw open the glass sliding doors to reveal a barbecue area with a wine fridge, a spacious covered alfresco, and a pristine pool surrounded by crisp white pavers. Adjacent, a lawned area fringed by tropical gardens enhances the holiday feel of this home. Relax and soak up the sun while watching the kids splash or play in the yard, while you relax with your favourite frosty beverage and breathe in the bliss of your perfect life. Each of the four well-proportioned bedrooms exudes sophistication and tranquillity, with the master boasting its own luxurious ensuite with rainshower head and inspired tiling. Mirroring this refined aesthetic, the main bathroom adds a luxe freestanding bath inviting you to escape from the cares of the world. The fourth bedroom is privately situated and offers a versatile retreat, with separate access from the breezeway leading to the pool area. Adding to the appeal are the home's artfully landscaped gardens, including travertine stone pavers with inspired hardscaping requiring minimal upkeep, and for convenience, a double garage with remote entry accessible from the rear. Lastly, plantation shutters throughout, and zoned, ducted air-conditioning add the finishing touches to this immaculate move-in ready home. Venturing beyond your own private sanctuary, you'll discover breathtaking coastal walks in nearby Glenrock State Reserve, granting private access to an array of wildlife, pristine beaches, and captivating rock pools. Also easily accessible is the Fernleigh Track, perfect for family cycling adventures or morning rides with friends. A mere stroll across the road, discover Kahibah Village and Kahibah Public School, along with a variety of parks and sporting fields nearby. Just a little further afield lies Charlestown Square and Westfield Kotara, fulfilling all of your shopping needs. Features include:

- Stunningly renovated family home, light-filled with exquisite attention to detail and the inclusion of natural materials throughout imbuing the space with a soothing, organic ambience.
- Luxe living is on offer in the elegantly appointed lounge with vaulted ceilings, clerestory windows and natural bowral stone-encased gas fireplace and stunning Havwoods flooring – ideal for gatherings and cozy family moments.
- Contemporary kitchen boasting quality appliances, ABI tap wear, an abundance of storage, a bespoke round kitchen island/bar, and custom-built booth seating in the dining area.
- Four well-proportioned and appointed bedrooms, three with built in robes, include a master with ensuite as well as the privately situated and versatile fourth bedroom with its own AC.
- Two exquisite bathrooms, include a luxurious ensuite and a captivating family bathroom with free-standing bath and rain shower, complemented by brushed brass fittings.
- Pristine pool with exquisite white paving, alongside a lawn area with tropical plantings, a covered alfresco and barbecue zone with wine fridge, promising endless summer fun.
- Spacious front verandah, plantation shutters throughout as well as zoned ducted air-conditioning in the bedrooms and living areas.
- Double garage, seamlessly accessed via the laneway at the rear of the property and incorporating the home's laundry.
- Artfully landscaped, with travertine stone pavers and inspired hardscaping requiring minimal upkeep.
- Highly sought-after beachside enclave with the best of nature on offer, as well as the convenience of every amenity nearby.

Expected Rental Income: \$960 - \$1,050 per week

Disclaimer: All information provided by Presence Real Estate in the promotion of a property for either sale or lease has been gathered from various third-party sources that we believe to be reliable. However, Presence Real Estate cannot guarantee its accuracy, and we accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements in the information provided. Prospective purchasers and renters are advised to carry out their own investigations and rely on their own inquiries. All images, measurements, diagrams, renderings and data are indicative and for illustrative purposes only and are subject to change. The information provided by Presence Real Estate is general in nature and does not take into account the individual circumstances of the person or persons objective financial situation or needs.