

# 6 Aboud Avenue, Kingsford, NSW 2032



## House For Sale

Tuesday, 2 April 2024

6 Aboud Avenue, Kingsford, NSW 2032

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 3**

**Type: House**



Roger Wardy  
0481355493

## **Auction Guide: \$3,300,000**

Auction 18th May, 2024, On-Site at 11.30am Located in one of Kingsford's most desirable community-oriented avenues offering absolute peace and privacy, this generously proportioned residence delivers the quintessential family home designed for modern comfort, space and functionality. Lovingly-held and impeccably maintained by the one family for 32 years, it features both formal and living and dining areas enhanced by soaring ceilings, original Baltic pine floorboards and an array of timeless original fixtures. A gourmet stone island kitchen serves as the social heart of the home, while vast open plan living/dining areas enjoy seamless transitions to an undercover entertainment deck and a child-friendly level backyard. Accommodation comprises five bedrooms altogether, four of which are on the upper level and three are appointed with built-in wardrobes. The master features a walk-in wardrobe and a bright and airy ensuite. Complete with internal access to a double remote garage, this much-loved family home is positioned to enjoy all the area has to offer, a stroll to city buses, the light rail, village shops and eateries, Kensington Park, UNSW POW Hospital and quality schools.- Generous proportions, formal/informal living/dining- Gourmet kitchen features vast stone island b/bar- Quality Bosch appliances and Bosch dishwasher- Bi-fold doors allow effortless in/outdoor flow- Superb undercover deck perfect for entertaining- Child-friendly level backyard bathed in sunshine- Gorgeous established gardens allow absolute privacy- Upper-level bedrooms with built-in wardrobes- Main bedroom with walk-in robe and ensuite- Stylish full main bathroom with corner spa bath- Original Baltic pine floorboards, high ceilings- Intercom, ducted vacuum, brand-new carpet- Internal laundry enjoys direct outdoor access