

**65a Carinya Road, Picnic Point, NSW 2213**

AUSREALTY

**Sold House**

Wednesday, 6 September 2023

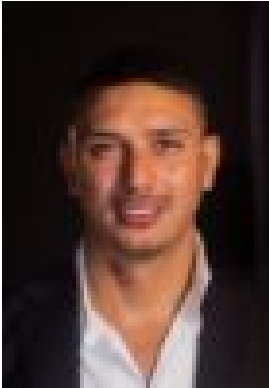
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**Bedrooms: 5**

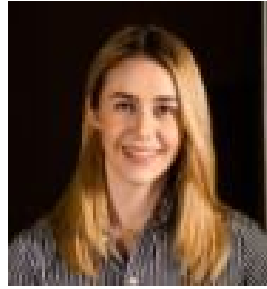
**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Karim Alrefai  
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**\$3,220,000**

"We built this home with comfort, functionality and luxury in mind for our family. The amazing view over the river and tranquil setting has helped us create unforgettable memories. Every detail was created with purpose and custom built to ensure quality and convenience. 'Carinya' is an Indigenous word meaning 'happy place' and this home where we have watched our kids grow has truly been our 'happy place.'" - Owner- Architecturally designed and custom built family home overlooking the Georges River with high quality finishes and full home automation for families looking for an elevated living experience- Boasting five spacious bedrooms, an abundance of natural light including a grand master suite with ensuite, private balcony with water views and walk-in wardrobe, ensuring ample storage- Upstairs features generous open plan layout with kitchen, living and dining all taking advantage of the beautiful views over the Georges River through the large sliding balcony doors- Fully-equipped kitchen upstairs boasting 90cm Smeg oven and Induction cooktop, integrated Miele double fridge and freezer, integrated Fisher and Paykel double Dishdrawer as well as a butler's pantry equipped with Vintec wine fridge. Custom built cabinetry, stone benchtops, skylights and integrated appliances contribute to the feeling of quality and luxury- Entertainer's kitchen downstairs includes a 60cm Smeg oven and induction cooktop, integrated Smeg dishwasher and Vintec wine fridge allows for endless summer days spent in the generously sized downstairs living area- Large bifold doors open out to a fully tiled heated pool with fountain and sandstone tiles, perfect for Sunday afternoons with friends- Two bathrooms plus two additional toilets, including an ensuite with a double shower and double sink, plus a main bathroom hosting a large bath and shower- This home also features a versatile fifth bedroom, ducted air conditioning, full home automation, ducted vacuum, alarm system, motorised blinds and curtains and substantial under-house storage space plus secure garage parking for two cars- Fully covered outdoor area, fitted with air conditioning and fans leading to the lush Palmetto lawns and manicured garden perfect for entertaining and relaxing- Situated in a quiet street in a coveted area, just a stone throws away from the water makes living here a tranquil and relaxing experience- A short stroll to parks and reserves, and minutes to Picnic Point Public primary and high schools, Kelso and Revesby Beach and all other amenities, ensuring a central and convenient lifestyle Council Rate: \$550/quarter Water Rate: \$450/quarter