

7/33 Vista Parade, Kotara, NSW 2289

Sold House

Wednesday, 15 November 2023

7/33 Vista Parade, Kotara, NSW 2289

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 450 m2

Type: House



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\$1,600,000

On the edge of the Raspberry Gully cycle and walking track, discover this tucked-away enclave of 10 top-tier homes, right on the doorstep of the Adamstown Heights border. Nestled here is a unique residence by Valley Homes, meticulously crafted for families on the rise. Get ready to fall head over heels for the seamless open plan layout, three distinct living spaces, and the convenience of having the main bedroom and ensuite on the ground floor. Yet, the real showstopper is the inviting alfresco haven, enclosed for year-round enjoyment, set against a backdrop of pristine bushland. Imagine dining, unwinding, and hosting epic gatherings, all serenaded by the sweet symphony of birdsong. Another standout feature of this home is the kitchen. With a generous island, quality appliances, and all the storage you could need or want, it's a dream kitchen for any home chef. On the ground floor, you have options: sprawl out in the open-plan family living and dining area or sneak away to the lounge/TV room for some quiet time. Upstairs, the kids get their own space, with three bedrooms and the family bathroom centred around the spacious retreat. And that's not all – there's plenty of storage throughout, two-zone ducted air conditioning to keep you comfortable, a gas connection for your barbecue, ducted vacuuming for easy cleaning, an alarm system for peace of mind, and 5.2kW of solar panels to keep those bills in check. Freshly painted and ready to roll, this peaceful and private location means you can drop the kids at St. James Primary with ease, and it's just a five-minute drive to Belair Public and Kotara High. Plus, the area is a haven for families, surrounded by parks and sports fields, and only 1300m from Westfield's shopping, rooftop dining, and Event Cinema. And for those beach days, the sand and surf at Merewether is a 10-minute cruise away. - Dual level home on 450sqm block with NW rear aspect backdropped by bush reserve- Double garage with storage cupboards, auto door and convenient internal access- Stretch out in the open plan family room, lounge room or upper level retreat- Island kitchen with granite benches, 900mm 11ve gas stove, Miele dishwasher- Covered and screened alfresco entertaining area with gas outlet for BBQ- Ground floor master bedroom with walk-in robe and ensuite with large shower, twin vanity, heated towel rail- Guest powder room, full size main bathroom with bathtub and shower- Plantation shutters on street facing windows, intercom system

OUTGOINGSCouncil rates: \$2,618.45 approx. per annumWater rates: \$923.25 approx. per annumStrata rates: \$1,470.6 approx. per annum***Health & Safety Measures are in Place for Open Homes & All Private InspectionsDisclaimer: All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own enquiries. Some of our properties are marketed from time to time without price guide at the vendors request. This website may have filtered the property into a price bracket for website functionality purposes. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing.