

**7 Rata Place, Sutherland, NSW 2232**

**FOX & WOOD**

**House For Sale**

Wednesday, 15 May 2024

7 Rata Place, Sutherland, NSW 2232

**Bedrooms: 3**

**Bathrooms: 2**

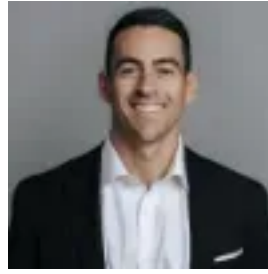
**Parkings: 2**

**Area: 581 m2**

**Type: House**



Jed Wood  
0408718118



Danny Fox  
0408718118

## AUCTION

Nestled at the end of a sought-after cul-de-sac location, this property delivers a peaceful, private, family-friendly lifestyle. The spacious split-level home allows high versatility and is beautifully presented and designed to make the most of the space and view - the top floor features two large living spaces, with a cosy fireplace that leads out to the full-length balcony that captures the stunning views of the Woronora River, bridge and the pool area. The three bedrooms are on the entry/mid-level, with the main bedroom having an ensuite and walk-in robe. The contemporary kitchen with meals area is located on the lower level and opens to the extensive timber decking and pool area, making it ideal for entertaining guests. There is another living area downstairs that can easily be transformed into an additional bedroom, home office or guest room. The flexibility of the floor plan provides plenty of space and layout options for a growing family. Why you'll love it -

- Great location - highly sought-after cul de sac close to Sutherland village and transport options.
- Spacious brick-veneer, tri-level home with a lush garden frontage for privacy.
- The versatile floor plan features extensive lounge spaces with a reading nook upstairs and an additional living space/rumpus on the lower level, which could be another bedroom, home office, or guest room.
- A full-length balcony captures the stunning view of the Woronora River and bridge, plus the pool area below.
- Family-friendly - all three bedrooms are on the entry, mid-level. Main with ensuite & walk-in robe.
- Spacious main bathroom with bathtub and separate toilet.
- There is a modern kitchen on the lower level, which opens to the extensive timber decking and pool-ideal for families and entertaining.
- Remote double garage with under-house storage.
- Land Size 581m<sup>2</sup>
- Quarterly rates: Council \$166, Water \$445