

**8 Kanina Place, Cranebrook, NSW 2749**



**House For Sale**

Wednesday, 24 April 2024

8 Kanina Place, Cranebrook, NSW 2749

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Paul Dukes  
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Lachlan Kowalewski  
0487487455

## **\$1,049,000 - \$1,129,000**

Dwelling 1 (Main house)- 3 good sized bedrooms – built-ins to 2 and ceiling fans - Separate formal lounge (laminated flooring) + bay window + stunning natural light - Dining room (off kitchen) + slate flooring + exposed raked cathedral ceilings- Updated kitchen + electric cooking + dishwasher + ample storage + tiled splashbacks - Separate large family room + split system a/c + timber floor (Tasmanian oak) - Stunning renovated bathroom + double vanity (stone benchtops) + separate shower + bathtub + separate toilet + floor to ceiling tiles - Laundry renovated + overhead storage + linen press + internal & external access - Single garage + internal access + currently converted into utility/office + storage - Oversized undercover decking + secure storage shed (man cave) Dwelling 2: (Granny Flat) - 1 oversized bedroom – with large built-in + ceiling fan - Large open plan lounge + kitchen (combined) - Spacious kitchen + electric cooking + dishwasher - Floating timber flooring + split system a/c - Bathroom & laundry (combined) + private rear setting Located in a quiet cul-de-sac is this gorgeous house and granny flat (council approved), features include the main house with updated kitchen and bathroom, three bedrooms, multiple formal and informal living spaces, undercover entertainment area, ample storage, 45m2 approved one bedroom granny flat, that has also been meticulously maintained, established gardens and landscaping cap off this stunning package. Disclaimer: The above information has been furnished to us by the vendor. We have not verified whether or not that information is accurate, and do not have any belief one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is, in fact, accurate. Some images may have been digitally styled for marketing purposes only.