

**8 Kingsland Avenue, Balmoral, NSW 2283**

**Avery**

**Sold House**

Wednesday, 10 January 2024

8 Kingsland Avenue, Balmoral, NSW 2283

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 885 m2**

**Type: House**



Leah Avery

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**\$905,000**

Tucked away in a quiet spot between the bush and the lake, this split-level abode has been a loved haven for over four decades. With a choice of living spaces plus four bedrooms, a home office, and three bathrooms, the property promises ample room for your growing brood. The next lucky family to call it their own will love the spotless presentation yet will undoubtedly embrace the chance to infuse their own modern flair, ensuring that the tradition of love and laughter within its walls continues for years to come. With just a mere 1300m separating this charming home from Balmoral Boat ramp, it's only natural that there's an abundance of space to accommodate your watercraft or motorhome. Plus, with both a double carport and a spacious double garage, your family's parking needs are effortlessly taken care of. Situated on a generous 885sqm block with a prized north-facing backyard, the pool promises endless summertime fun, and thanks to the solar heating, you can enjoy a dip year-round. Although lovely and quiet, convenience reigns supreme here, as a quick three-minute drive will whisk you away to Rathmines' assortment of shops, eateries, and the local public school, ensuring all your daily needs are just moments away. For those seeking an even broader array of amenities, Toronto's bustling town centre is a mere eight-minute drive from your doorstep, promising a world of convenience, shopping and waterside dining.

- Brick and tile split level home on 885.2sqm block with north facing rear- Double garage, office, rumpus, laundry, 3rd bathroom and heaps of storage on lower level- Plantation shutters throughout main living area and bedrooms- Kitchen and meals area, electric hob, wall oven and dishwasher- Four robed bedrooms, master with ensuite, study, and main bathroom grouped together- Ducted a/c and ceiling fans keep things comfortable year round- 1300m to Rathmines Public School, 8.8km to Toronto High, 13km to St Paul's- 15 min drive to M1, 13 mins to Morisset Station, 37 mins to Newcastle CBD

Avery Property Professionals are proud to present this home to the market. Please contact Leah Avery today to secure your inspection. Disclaimer: We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.