

# 85A Rogers Street, Kingsgrove, NSW 2208

## House For Sale

Tuesday, 14 November 2023

85A Rogers Street, Kingsgrove, NSW 2208

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 1**

**Type: House**



Frank Mazzotta  
0295022111



Raj Surampalli  
0295022111

## AUCTION

This architecturally designed Duplex sets the stage for an exquisite living experience, exuding elegance and style to cater to a luxurious family lifestyle. Bathed in abundant natural light, this residence boasts exceptional quality finishes and designer elements throughout. Its flawless floor plan seamlessly connects open-plan living spaces and numerous entertainment areas, making it an ideal haven for enjoyment.\* Presently configured as four spacious bedrooms, each equipped with built-in wardrobes, the expansive master bedroom boasts an ensuite and a balcony. There is also potential to convert the adjoining retreat area into a fifth bedroom with a built-in wardrobe.\* The generous open-plan living areas are flooded with natural light.\* The well-appointed kitchen, featuring Smeg appliances, stone benchtops, and ample cupboard space, is a culinary haven.\* Three opulent fully tiled bathrooms include a spacious main bathroom with a separate bathtub and shower, complemented by a fourth W/C in the entertaining cabana.\* A striking timber staircase with LED lighting and frameless glass finishes, along with tiled floors on the lower level and carpeted bedrooms, adds to the home's allure.\* Additional amenities include Fujitsu ducted air conditioning, a security alarm system, newly installed solar panels, NBN readiness, plantation shutters, and automatic roller blinds throughout.\* The expansive undercover alfresco area seamlessly extends from the living room to an additional separate Cabana with an oversized kitchenette, perfect for hosting gatherings.\* The front and backyard boast impressive, low-maintenance, Australian-made artificial lawns.\* A lengthy driveway leads to a lock-up garage with internal access and additional parking spaces. Ideally located in a highly desirable and central area, this residence is in close proximity to various conveniences. These include the recently renovated Centro Roselands Shopping Centre, Clemton Park Village, numerous local schools and shops, public transport options, extensive parklands, easy access to the M5 Motorway, and just 15km from the Sydney CBD.