

# 9 Clerke Place, Kings Langley, NSW 2147



## Sold House

Friday, 16 February 2024

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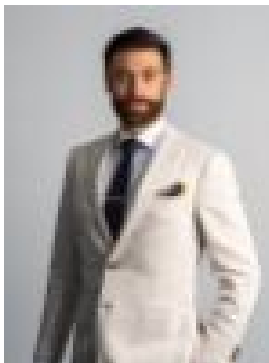
Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 746 m2

Type: House



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**\$1,637,000**

Unique, updated with class, offering a bonanza of features to please every family member – the entertainer, the recluse, the homebody, the chef, the gardener, the handyman – this fantastic family residence features elegant, modern appointments and exciting, versatile spaces. It's a perfect blend of the aesthetically pleasing and the practical, the established and the ultra-modern. Sitting quietly on a large, level, well-treed parcel of premium Kings Langley real estate, in a peaceful, leafy court, its interiors are a sheer pleasure, with ample areas for communal and private entertaining, personal space and an abundance of storage and work space. The living areas integrate beautifully with the large, cosy entertainer's alfresco area and deck, the sauna, the spa and the pool for an absolutely delightful indoor-outdoor hosting experience, and the separate, stand-alone games room is a fantastic breakout space. Features: • 746 m<sup>2</sup> of prime Kings Langley real estate • Four good-sized bedrooms, all with built-in wardrobes, walk-in wardrobe to master bedroom • Generous, bright contemporary kitchen with stone benchtops, stainless-steel appliances, extensive breakfast bar, walk-in pantry, extensive preparation space and abundant storage • Spacious dining area off kitchen • Large living room • Media room • Attractively modern family bathroom with separate bath and shower, plus second fully-tiled bathroom/toilet giving main bedroom ensuite access • Internal laundry/toilet, fully-tiled with stone benches and abundant room for storage and all linen work • Three toilets in total • Vast covered alfresco area with built-in barbecue, bar fridge and benches, adjacent to sauna • Entertainer's deck with inbuilt spa • In-ground swimming pool • Spacious separate construction consisting of games room with kitchenette, two large storage areas and workshop/shed • Large two-vehicle carport • Additional features: covered storage area adjoining residence, two stand-alone solar panel systems (first one installed 2016, 4.94Kw, second installed 2021, 9.75Kw), built-in speakers to alfresco area Positioned in the Seven Hills North Public School catchment in a quiet cul-de-sac a short distance from great shopping, transport and the best amenities around, this superbly maintained and updated property will excite tremendous buyer interest. Call Alistair Agius of Agius Property Group today on 0447 928 888