

**99 Moorefields Road, Kingsgrove, NSW 2208**

**Raine&Horne.**

**Sold House**

Thursday, 14 March 2024

99 Moorefields Road, Kingsgrove, NSW 2208

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 651 m2**

**Type: House**



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**\$1,650,000**

Offering a spacious, single level layout and refreshed interiors, this substantial family home is perfectly positioned on a 651sqm(approx.) block of land. Versatile formal and informal living areas make it ideal for the large or growing family. Potential to add a granny flat (STCA) to add further value.- Four bedrooms. All with built in wardrobes.- Main bedroom with ensuite.- Second bedroom with walk in robe.- Bathroom tiled floor to ceiling featuring a separate shower and bath.- Spacious open plan family/dining room with skylights. - Large eat in kitchen with breakfast bar, gas cooking, dishwasher, and ample bench/ cupboard space.- Sunroom plus separate Study.- Huge secure and child friendly rear yard.- Wide driveway access to a large double carport plus off-street parking for multiple vehicles.- Storage Shed/ Home Office potential to convert to a double lock up garage.- Other features include: High Ceilings, Ducted Air Conditioning, Internal laundry, Alarm/Security System, Outdoor WC, Remote Controlled Gates, Multiple storage space throughout the house.- Conveniently located to Kingsgrove, Clemton Park and Roselands shopping precincts, Transport, Schools, Parks, Golf Course and Cycleway.- Easy access to the M5 Motorway. - Excellent investment opportunity or possible use for business or professional rooms (STCA).- Land: 651sqm (Approx). Frontage: 14.02 metres (approx.) Zoned R3.