

**2/52 Budyan Road, Grays Point, NSW, 2232**



**Duplex Semi-detached For Sale**

Wednesday, 14 August 2024

2/52 Budyan Road, Grays Point, NSW, 2232

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: Duplex Semi-detached**



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## Villa Style Home

Perched on the high side of one of Grays Point's most serene streets, this charming four-bedroom villa style home presents an enviable opportunity to downsizers and first-time buyers alike seeking a low-maintenance lifestyle. The single-level design features a spacious open-plan living and dining area with air conditioning that seamlessly connects to the kitchen and extends out to a covered entertaining alfresco space. This inviting alfresco area overlooks a level grassed yard surrounded by beautifully landscaped gardens, creating an ideal setting for both relaxation and entertaining.

### Main Features Include:

- Spacious living and dining area with split system air conditioning and opening to covered alfresco
- Open plan kitchen with ample cabinetry and breakfast bar adjoining dining room
- Four generously sized bedrooms, three bedrooms feature built-in wardrobes, and the master includes an ensuite
- Up to date main bathroom with a separate bath and shower + separate internal laundry room with wash tub
- Covered entertaining alfresco overlooking level grassed yard with manicured gardens
- Oversized carport + on-street parking available
- Approximate Land Size: 394sqm
- No Strata Fees

Situated at the end of a quiet cul-de-sac close to local waterways, Swallow Rock Boat Ramp, Royal National Park, Jack Gray Cafe, Grays Point Public School and in the Kirrawee High School catchment.