

# 16 Clements Parade, Kirrawee, NSW 2232

## House For Sale

Wednesday, 19 June 2024

16 Clements Parade, Kirrawee, NSW 2232

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 562 m2

Type: House



Sebastian Viteri  
0295452220



Jayden McAlister  
0295452220

## Auction

Positioned in a prime pocket of Kirrawee, this well-proportioned single level home presents a wonderful opportunity for a growing family. Offering four spacious bedrooms and a functional floor plan with separate living and dining spaces. This residence has been exceptionally well maintained and is conveniently located to the South Village shopping precinct. Property Features:- Well portioned separate living and dining areas with slow combustion fireplace- Generous timber kitchen with ample storage, breakfast bar and Smeg appliances- Four ample sized bedrooms with BIR, three with A/C & bed four has additional cubby loft- Main bathroom with separate jet spa bath and shower, additional guest bathroom- Level low maintenance grassed yard perfect for outdoor entertaining and fully fenced- Double garage off set to rear, ideal for a mancave. Double carport + ample off-street parking Located only 400m to South Village shopping Centre and 650m to Kirrawee station as well as an array of cafes, restaurants and shops. Suited to those with a busy lifestyle seeking convenience or those looking for a site with R3 Zoning and the ability to build a duplex S.T.C.A. Land features:- 562.8m<sup>2</sup>- North facing- 14.02m frontage- 40.235m depth- R3 Zoned Distance to Amenities:- 1km to Gynea Technology High School- 200m to Kirrawee Public School- 400m to South Village- 650m to Kirrawee Station Approximate Quarterly Outgoings:- Council: \$278.28- Water: \$173.29 Disclaimer – All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries. All photos have been digitally retouched.