

# 37 & 37A Mary Davis Avenue, Koonawarra, NSW 2530

## House For Sale

Thursday, 4 July 2024

37 & 37A Mary Davis Avenue, Koonawarra, NSW 2530

Bedrooms: 7

Bathrooms: 4

Parkings: 3

Area: 780 m2

Type: House



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## Price Guide \$1,500,000

At the end of a peaceful cul-de-sac & capturing stellar Escarpment views, this pair of sunny northeast facing contemporary homes back onto the stunning native bush of Mount Brown Reserve and offer abundant opportunities. Occupy & comfortably accommodate extended family. Rent & draw a substantial income. Or subdivide & sell one residence. Number 37 is an expansive double storey family home with multiple living & entertaining spaces. Featuring a superb chef's kitchen with sleek stone benchtops & quality appliances, a versatile family room with adjoining private alfresco dining area, & breathtaking views of the majestic Illawarra Escarpment, this is relaxation with a taste of decadence. 37A is a handsome single level 3 bedroom home featuring contemporary finishes. With a generous open plan kitchen/living/dining space connecting to covered outdoor entertaining area, it would serve as an exceptionally comfortable accommodation for family or tenants alike. With the vast Mount Brown Reserve on your doorstep, groceries & Lakelands Public School less than a kilometre away, & the fabulous Lake Illawarra foreshore bike path just 1.4kms from home, this is the convenient family-friendly lifestyle you've been seeking, with options.- Occupying an elevated 780sqm site with a prime northeasterly aspect & a dramatic Escarpment vista. - Tranquil living with no passing traffic, adjoining nature reserve, & just one neighbour. - 2 homes on one title, with the option to subdivide if desired. 37 Mary Davis Avenue.- Constructed in 2016 this substantial home has been built to stand the test of time. Expansive open plan kitchen/living/dining area connects to flexible use family room via glass stacker doors & welcomes bush outlook. Superb contemporary kitchen features island bench with storage, breakfast bar, 40mm stone benchtops, walk-in pantry, 900mm gas cooktop & oven, SMEG dishwasher, & glass splashback.- 3 generous bedrooms with mirrored built-in robes plus Master bedroom including walk-in robe, elegant ensuite, & direct access to balcony.- Glamorous family bathroom includes luxurious freestanding tub & separate rain shower. - Upstairs rumpus with study nook opens to sunny balcony.- Private covered alfresco entertaining space features outdoor kitchen with BBQ. - Double lock up garage with remote access, internal entry, & storage cupboards. - Hard wearing tiled floors on entry level, bamboo floating flooring upstairs. - Laundry includes tub, ample storage, & adjoining powder room. - Fully fenced level grassed rear yard with storage shed & established gardens. - Ducted A/C upstairs, reverse cycle downstairs. Continuous gas hot water. - Child & pet friendly gate at top of stairs. Under stair storage. - Bosch sensor activated home security system. External security cameras. 37A Mary Davis Avenue.- Constructed in 2019 this property appears 'as new'.- Open plan kitchen/living/dining zone connects to covered alfresco entertaining area.- Stylish kitchen includes stone benchtops, dishwasher, gas cooktop, & ample storage.- 3 generous bedrooms all with built-in robes. Bed 1 features a walk in robe and ensuite with rain shower.- Laundry with tub & storage adjoins 2nd bathroom featuring walk-in rain shower.- Lock up garage with remote access, internal entry, & high ceilings.- Reverse cycle air conditioning. Practical tiled floors throughout. Continuous gas hot water.- Pet & child friendly fenced rear yard with private bush outlook.