

**40 Smith Road, Yagoona, NSW 2199**



**House For Sale**

Wednesday, 22 November 2023

40 Smith Road, Yagoona, NSW 2199

**Bedrooms: 8**

**Bathrooms: 6**

**Parkings: 5**

**Area: 828 m2**

**Type: House**



Joshua Nassif

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## AUCTION

Positioned in one of the most sought-after streets in Yagoona is this rare opportunity to secure a dominant corner position. Centred around the neighbourhood's finest homes and offering the most exceptional views the area has to offer, we highly recommend you inspect. This Builders' own home will leave a lasting impression. Boasting grand proportions, this unique family home presents a six bedroom house with a street facing two bedroom granny flat. OVERALL FEATURES:- Full brick construction with concrete slab throughout- Intercom system - Security alarm system - Three car basement with ample storage space and kitchenette - Gorgeous district views from every direction - Terracotta floor tiles throughout with marble boarders - Carpeted bedrooms - Multiple bathrooms across both levels - Multiple bedrooms across both levels - Multiple living areas across both bedrooms- Street facing, two bedroom granny flat with street access

GROUND LEVEL LAYOUT - 2 Bedrooms, 3 Bathrooms, Kitchen, Living, Dining, Alfresco - Two over sized bedrooms with built-in wardrobe, master bedroom with walk-in wardrobe and en-suite - Main bathroom with spa bath - Separate laundry with additional toilet and shower - Spacious living and dining areas - Huge kitchen with quality appliances and breakfast bar - Sunny alfresco area over looking the backyard

LEVEL 1 LAYOUT - 4 Bedrooms, 2 Bathrooms, Kitchenette, Living space- Four oversized bedrooms with built-in wardrobes, three bedrooms with access to a balcony - Master bedroom with walk-in wardrobe, en-suite and private balcony- Massive living area which is used as a games room - Bar kitchenette with access to beautiful balcony - Massive loft area/attic - Multiple balconies - Large main bathroom with spa bath

GRANNY FLAT- Two bedrooms with built-in wardrobes - All in one bathroom and laundry - Open plan living, dining and kitchen - Street facing - access directly from Ward street

Close to schools, shops, parklands and transportation, we highly recommend you inspect to appreciate what this home has to offer. You simply can't find a solidly built house of these grand proportions. Contact Joshua Nassif | 0499 771 178