

**12 Don St, Kurrajong Heights, NSW, 2758**



**House For Sale**

Wednesday, 20 November 2024

12 Don St, Kurrajong Heights, NSW, 2758

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 3**

**Type: House**



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## Established Gardens and Custom Touches

Discover the lifestyle you've always wanted at 12 Don Street, Kurrajong Heights. This beautifully presented 3-bedroom, 3-bathroom rendered brick residence sits proudly on a large corner block in an elevated position, offering breath-taking views of the city skyline. Set on approximately 1,031 sqm, this home combines spacious living with stylish modern features, creating a perfect sanctuary for your family.

Recent upgrades and maintenance completed in the last few years ensure you can move in with confidence, knowing there's no money to be spent on those often hidden items. The home has been thoughtfully upgraded for energy efficiency, with insulation installed to the walls and roof, alongside double-glazed windows throughout 80% of the home. Together, these improvements enhance comfort, reduce energy costs, and provide excellent sound insulation. The home was also fully rewired, including updated smoke alarms throughout, the roof and tanks cleaned and sealed, and the guttering was replaced, offering peace of mind for years to come.

Inside, the home boasts bespoke shutters that add an elegant touch, along with hardwood custom flooring throughout, adding both charm and durability. The spacious living and dining areas are filled with natural light, creating a warm, welcoming atmosphere, while the split system air conditioner ensures comfort throughout the year. Step out onto the sun-drenched balcony, the perfect spot to unwind and take in those stunning views.

The gourmet kitchen is a chef's dream, boasting an abundance of cabinetry for storage and modern electric appliances that make meal preparation a delight. This culinary space seamlessly connects to a spacious butler's pantry and laundry, enhancing functionality and making it ideal for entertaining guests.

The residence includes three generously sized bedrooms, two with built-in wardrobes, ensuring plenty of storage. The main bedroom is a private retreat, featuring an en-suite bathroom and a cosy nook perfect for relaxation or reading. The stylish main bathroom offers convenience for the household, complete with a deep bath, shower, and a separate toilet.

Step outside to discover the lush, established gardens that are truly a highlight of this property. Raised garden beds, fruit trees, and herbs create a gardener's paradise, while the microbore watering system makes maintenance a breeze. The property also features a 22,000L water tank and pump-out sewerage system, supporting sustainable living.

For parking, the oversized double garage provides ample storage space for vehicles and outdoor equipment, with additional parking available in the driveway. Enjoy convenient under-stair garden storage to complete the homes impressive offerings.

Don't miss the opportunity to make this exceptional property your own. Contact Katherina on 0410 648 503 today to arrange a viewing and experience all that this beautiful home has to offer!