

# 8 Graham Place, Kariong, NSW, 2250

## House For Sale

Tuesday, 19 November 2024

8 Graham Place, Kariong, NSW, 2250

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Ben Crockford

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## Peaceful Cul-de-Sac Living

Are you ready to live a harmonious life where the bright lights of Sydney are an easy commute, yet your home is a perfect sanctuary? Nestled at the end of a serene and sought-after cul-de-sac, this beautifully presented home is ready for you to move in and enjoy. Whether you're stepping into the Kariong market for the first time or seeking a fantastic investment opportunity, this property offers the perfect blend of comfort, convenience, and charm.

Features include:

- Three generously sized bedrooms: including a master bedroom with an ensuite and built-in wardrobes in two rooms.
- Versatile living spaces: a casual and formal living room that doubles as a home office or rumpus room, catering to modern living needs.
- Spacious kitchen: equipped with gas cooking and ample storage, perfect for family meals and entertaining.
- Outdoor entertaining: enjoy the oversized timber deck and covered entertaining area, ideal for gatherings year-round, while overlooking the scenic bush views.
- Comfort all year round: stay cool in summer and cosy in winter with the reverse cycle air conditioning system and modern ceiling fans throughout.
- Family-friendly yard: a secure, fenced, level yard provides a safe haven for kids and pets, with wide side access and a large garden shed.
- Parking and space: single lock-up garage with auto door and a 550-square-metre sun-drenched block of land.
- Additional features: reserve cycle air conditioning, well-appointed laundry with external access, large main bathroom, and separate WC.
- Convenient access to the M1 Motorway, just 25 minutes to Hornsby and within walking distance to schools, shops, and public transport, making daily life effortless.

This delightful home ticks all the boxes for comfort, convenience, and lifestyle. Contact Ben Crockford on 0406 456 498 today to schedule a viewing and start living your best life!