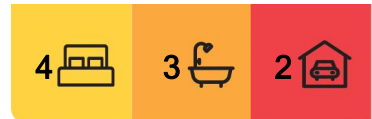


## Kangaroo Point, 144 Kangaroo Point Road

### Spanish Inspired Estate on 853sqm with Panoramic Waterviews



**For Sale**  
\$2,975,000 - \$3,250,000

**View**  
Sat 26th Apr @ 2:00PM - 2:30PM

**Contact**  
**David Pisano**  
0408 835 606  
david@ljhstrathfield.com.au

A highly sought after and family-friendly waterside location in an exclusive Kangaroo Point address, this Spanish Hacienda inspired estate sits on approx. 853sqm with a wide 27m frontage and delivers a timeless sophistication while taking advantage of the elevated position and captivating northerly water views over the Georges River from almost every aspect. Boasting modern updates yet with scope to enhance and add value, the home offers a prestigious bayside lifestyle with multiple expansive outdoor alfresco areas and a layout that provides spaces for all types of entertaining.

- \* Elevated aspect with water views over the Georges River
- \* Spanish inspired architecture with Mediterranean features
- \* Full brick construction ensures longevity and great insulation
- \* Dual level design reveals multiple in / outdoor living zones
- \* Four bedrooms, main with ensuite and two with built ins



**LJ Hooker Strathfield**  
**(02) 9746 2222**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

- \* A flexible external studio / home office / teenagers retreat
- \* Sleek modern stone kitchen and separate formal dining
- \* High ceilings create an airy and sophisticated ambiance
- \* Enclosed wrap around glass sunrooms enjoy water vistas
- \* North aspect optimizes natural light and outdoor enjoyment
- \* Two bathrooms plus guest toilet and full internal laundry
- \* Private child friendly yard with established gardens, shed
- \* An abundance of under house storage spaces, cellar
- \* Remote lock up garage plus additional covered carport
- \* Moments from Southgate shops, local schools, transport

Inspect: Saturday 2:00pm - 2:30pm Or By Appointment

For Sale: \$2,975,000 - \$3,250,000

Details: David Pisano - 0408 835 606

## More About this Property

<b>Property ID</b>	THKFAX
<b>Property Type</b>	House
<b>Land Area</b>	853 m <sup>2</sup>
<b>Including</b>	Air Conditioning Fire Place Balcony Outdoor Entertaining Built-in-Robes Fully Fenced

**David Pisano 0408 835 606**

Licensee In Charge | david@ljhstrathfield.com.au

**LJ Hooker Strathfield (02) 9746 2222**

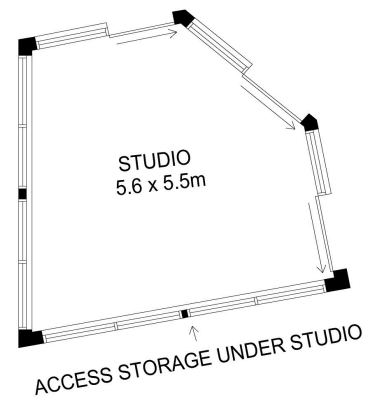
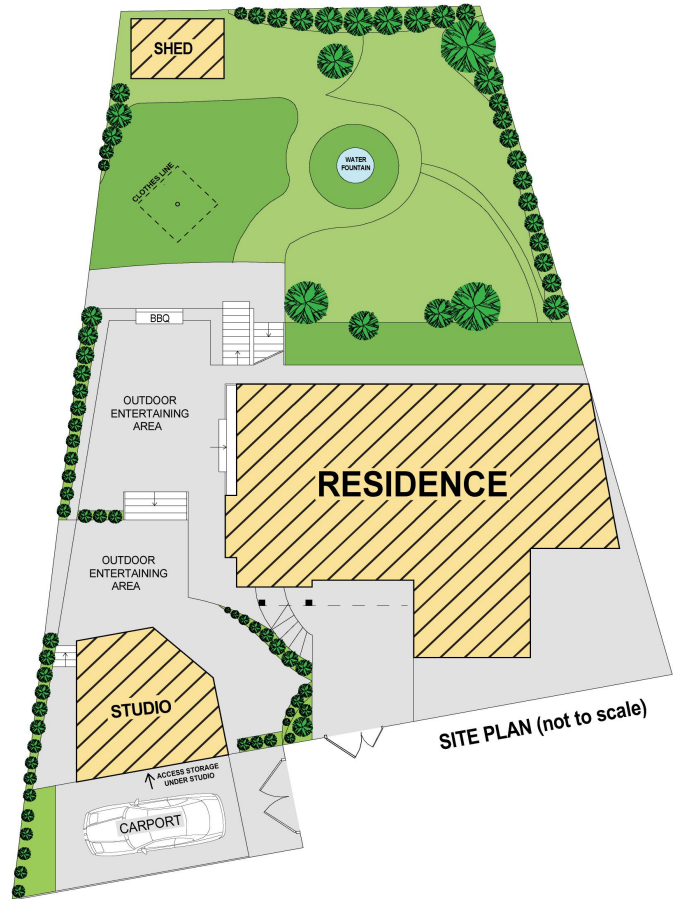
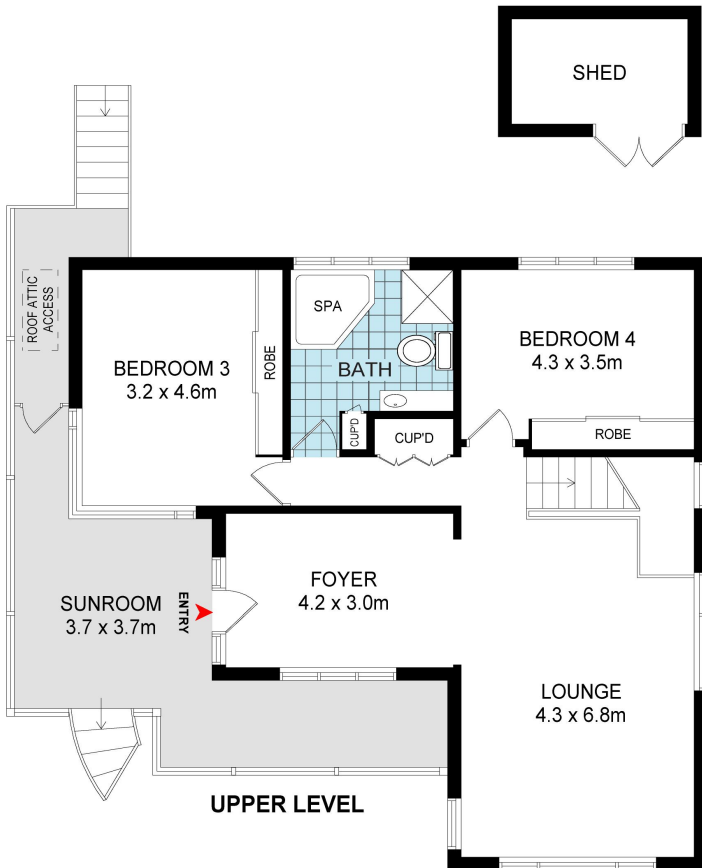
2 Albert Road, STRATHFIELD NSW 2135

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# 144 KANGAROO POINT ROAD, KANGAROO POINT

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