



1 Kenneth Street, Kotara South

SPACIOUS FAMILY LIVING WITH PARKSIDE VIEWS

This beautifully appointed family home offers space, comfort, and versatility on a generous 645sqm block, directly overlooking the lush expanse of Nesbitt Park.

Upstairs, discover four generous bedrooms, each with built-in wardrobes, serviced by a central three-way bathroom-perfect for busy households.

The layout features a well-defined living, kitchen, and dining zone that flows seamlessly onto an undercover decking area, ideal for entertaining while enjoying elevated views.

Sustainability meets convenience with solar panels and solar pool heating, rainwater irrigation to the garden, and a washer/dryer combo in the newly renovated laundry room, which features epoxy grout for low maintenance.

Downstairs, a newly renovated master suite, complete with a private spa and TV fixtures included. This is also complemented by a second living area with charming French doors opening to a covered outdoor entertaining space and an above-ground pool-kept warm with efficient

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FOR SALE
\$1,295,000

AGENCY
LJ Hooker Warners Bay
(02) 4915 3800

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.

 **LJ Hooker**

solar heating.

A dedicated tool room and separate garden room provide ample storage and functional space for DIY projects, gardening, or weekend hobbies.

Key Features:

- Five bedrooms, all with built-ins
- Three bathrooms
- Above-ground pool with solar heating
- Solar panels
- Rainwater garden irrigation
- Renovated laundry
- Private double carport
- TV fixtures in master room and ensuite.
- Split system air conditioning
- Fully fenced yard
- " Undercover decking with area views
- " Kotara Westfield —5 min
- " Kotara High School —5 min

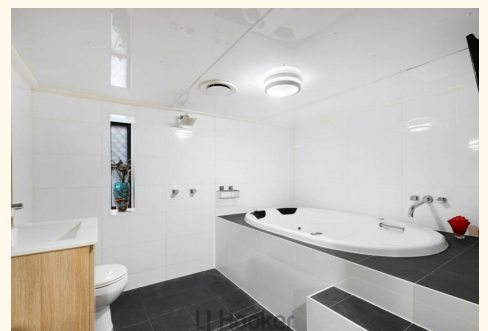
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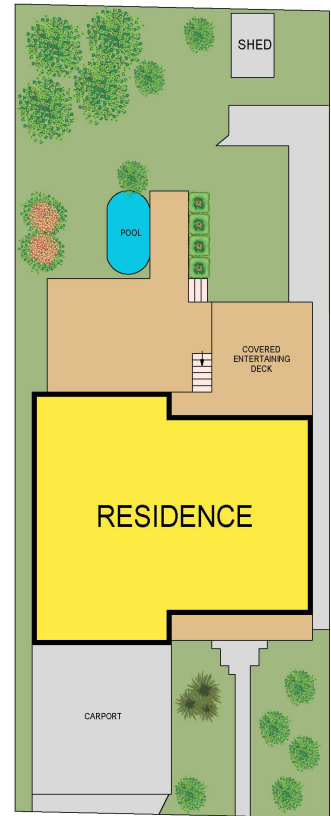
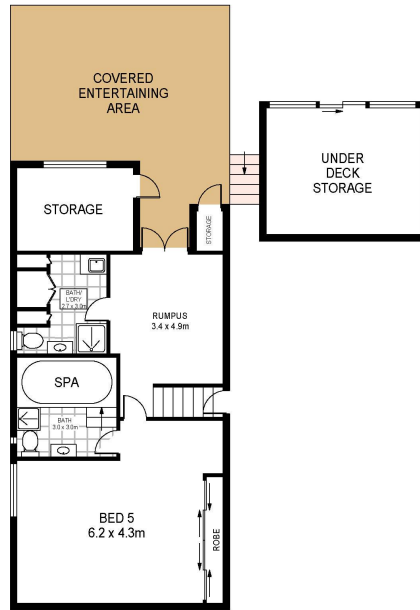
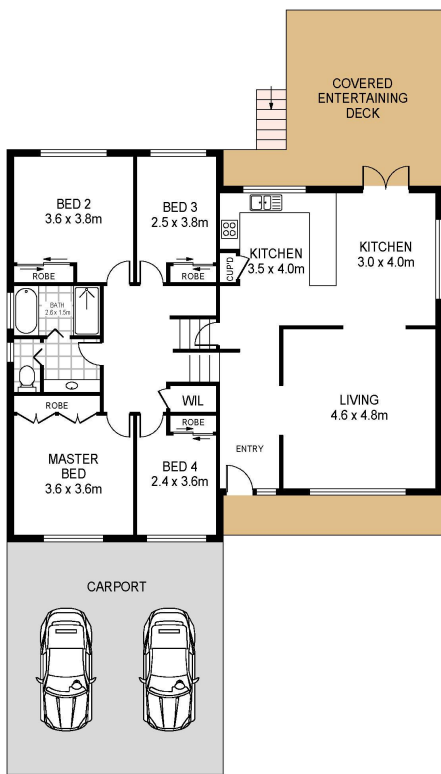
MORE DETAILS

Property ID	YMQHN8
Property Type	House
Land Area	645 m2
Including	Toilets (3)

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Total Internal Floor Area: 215 sqm

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries



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