

**SOLD BY ANTHONY KLIRONOMOS**  
**0413132020**



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## 35 Warejee Street, Kingsgrove

### Auctioned

This home commands a proud position on Warejee Streets highest elevation, on the high side of the street. Its spacious double brick build combines comfort, functionality, and multiple living and entertaining options. Its prime location, combined with its generous layout, presents the perfect family home, safe, convenient & ready to move in. For builders – also an excellent development opportunity (STCA) with this rare wide 15.24m frontage.

To mention the gifts of this home:

- A solid double brick construction with freshly painted interiors and low-maintenance tiled flooring throughout.
- R3 Zoning.
- Four generous bedrooms, built-in wardrobes.
- An elegant formal lounge and separate dining room flowing to a newly tiled undercover balcony overlooking the greenery of Warejee.
- An expansive eat-in kitchen featuring a breakfast bar, gas cooking, and an excellent bench spanning the kitchen with ample cupboard space.

**Property ID:** L34197186

**Property Type:** House

**Open Parking:** 1

**Land Area:** 556.4 sqm

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- A second rear living room enhanced by reverse air conditioning and gas heating connection for year-round comfort.
- Main bathroom with combined bath & shower, tiled floor-to-ceiling with a sleek new vanity.
- An internal laundry room, & second bathroom with shower for added convenience.
- Separate rear studio with water & gas connection, ideal as a home office, retreat, or creative space.
- Outdoor undercover entertaining area complemented by wide driveway access to the rear.
- Subfloor area newly fitted out, offering abundant storage options
- Lush landscaped front gardens and freshly painted driveway creating strong street appeal.
- Conveniently located only 1km from Bexley North Station, & 950m from Kingsgrove Station.
- Wide and Practical side access for everyday convenience and outdoor storage
- Walking distance to either Kingsgrove, Bexley North or Clemton Park's Vibrant Shopping Village.
- All within 2km are Kingsgrove North High School, All Saints Grammar, Bexley North Public & St Ursula's College.