

Meticulously Renovated Home Offers Quintessential Family Lifestyle



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64 Xenia Avenue, Carlton

Sold for \$1,700,000 (Sep 16, 2024)

Modern design, north easterly light and open space excel here at 64 Xenia Avenue, Carlton. A perfect family home showcasing a careful renovation, it flows through an expansive entertainers floorplan that culminates in an open social centre integrating living, dining and kitchen zones. Each space has been carefully configured to provide an abundance of room for the growing family, including the outdoors that presents a covered terrace and child-friendly lawn for alfresco enjoyment year round.

Claiming a north east to rear position along a quiet suburban avenue, the property promises peace and comfort yet with a smorgasbord of attractions only moments away. Both Allawah and Carlton stations are metres to the end of the street, along with the main retail hub of Westfield Hurstville, parks and schools merely minutes from your front door.

- Timber floors and high ceilings enhance the fresh contemporary aesthetic
- Chefs' kitchen presents stone benchtops, quality appliances and meals bar
- Pergola covered alfresco terrace and sunny easycare yard
- Three oversized and airy bedrooms, two featuring large built-ins

Property ID: L24345921

Property Type: House

Garages: 2

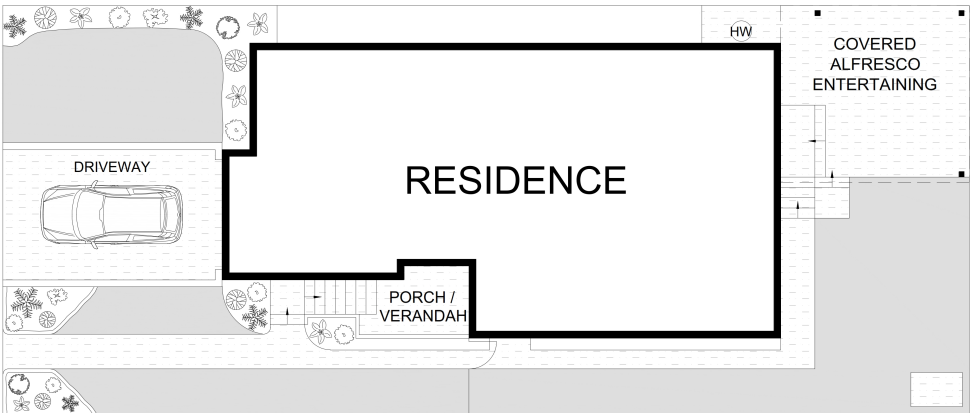
Land Area: 342.0 sqm

Marc Gable

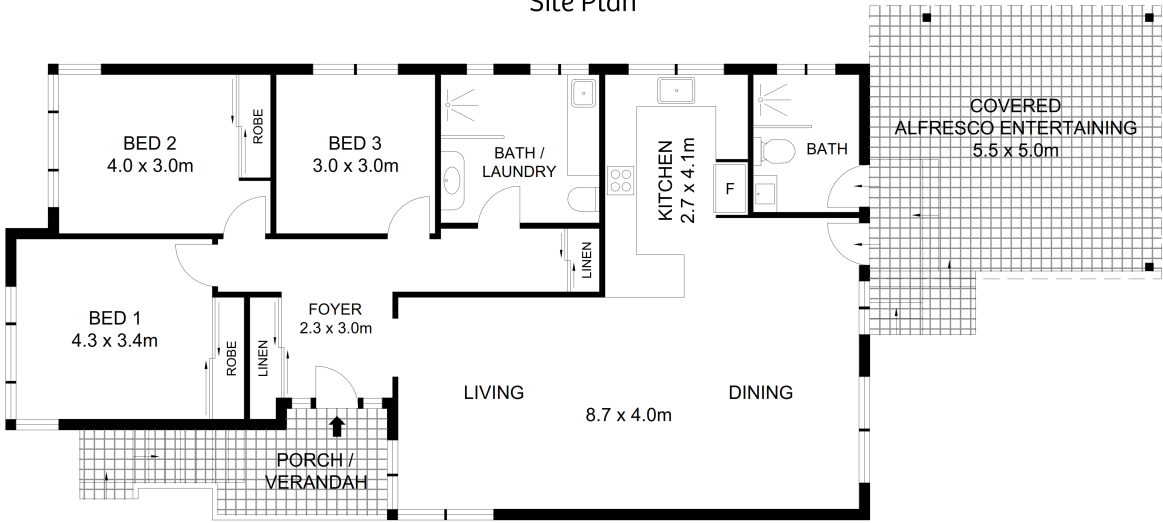
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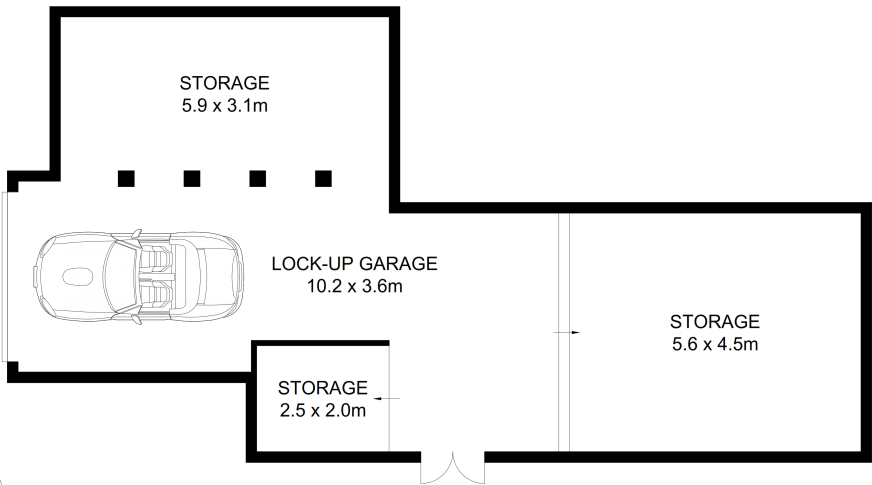
- Opulent main bathroom with herringbone tiled feature wall, stone vanity and walk-in rain shower
- Modern powder room accessed from garden for outdoor gatherings
- Large lock-up garage with storage area plus driveway parking
- In catchment for Carlton Public School, walk to desired high schools
- Easy access to town centres at Carlton and Kogarah



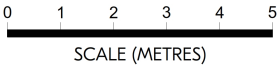
Site Plan



Entry Level



Lower Level



WE BELIEVE THE INFORMATION IN THIS DOCUMENT TO BE
RELIABLE. HOWEVER INTERESTED PERSONS SHOULD MAKE
THEIR OWN ENQUIRIES. DIMENSIONS ARE APPROXIMATE.