



164 Kahibah Rd, Charlestown



PRICE CHANGE This weekend - With Family in mind!!

We have absolute pleasure in revealing to the market this classic brick & tile family home, being offered for sale for the 1st time in 30 years.

Designed over 2 levels on the high side of Kahibah Rd, 164's elevated aspect captures the distant bush land views along with those Summer "Nor Easters".

Family sized - Indeed! Some may even claim enough space to accommodate 2 families. One thing for sure, this practical, convenient and much loved home will spoil you with options and possibility as it transforms to meet your family needs.

As we begin on the ground floor, we uncover a private fully self contained studio complete with own kitchen, full bath and sep configured office. With its mod tiling, floating timber flooring and neutral paint palette, this area could offer such versatility in its uses. This generous open-plan air-conditioned space, allows for such practical living or even working options, and only limited by ones imagination. Also incorporated into the ground floor footprint, we find the double garage and an additional laundry/storage.

The upper level of 164 with its polished timber floors decorative ceilings and neutral paint shades creates a sharp and clean first impression. This original area provides for air conditioned lounge & dining, 3 bedrooms - 2 double (main with built-ins), retro styled 60's bathroom with bath and separate shower recess.

The timber kitchen with its quality appliances and an abundance of cupboard space is found to the rear of the home and sits adjacent the dining.

An enclosed rear verandah or informal utility space is positioned beyond the kitchen and draws one out to the fabulous and level back yard, with its numerous fruit trees dotting the perimeter.

These manicured grounds with its gorgeous jacaranda and spongy buffalo grass a haven simply beckoning kids to play! Whilst a substantial grape vine draped pergola,

4 2 5

Price	SOLD
Property Type	Residential
Property ID	409

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a must for the grown ups!

Once again here is a space that is ideal just as it is, however if your wish was to incorporate a pool or even a backyard granny flat, there's still ample room!

164 is a pleasure to inspect and will certainly not disappoint and we hope will arouse feelings of belonging and new beginnings for you and yours.

See you there!

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