



KOTARA
80 Gregory Parade

5  3  1 

ABOVE AND BEYOND DELIGHTFUL ENTERTAINER FOR THE LARGE FAMILY

This privately positioned entertainers oasis/paradise is a large impressive brick rendered home that sits high in a quiet cul de sac on a 1/4 acre (1018m²) approx. With superb renovations, it features 4 large bedrooms plus 1 fully self-contained downstairs area for entertaining, socialising, running a business, separate teenager's retreat or Granny flat with its own separate access. Options certainly have been kept in mind for ultra-modern living.

Entertain your family and friends indoor and outdoor overlooking the serene landscaped grounds including a large saltwater in-ground pool. Walking distance to Blackbutt Reserve, Kotara train station and bus transport. Minutes from John Hunter Hospital and Westfield Shopping Centre. Zoned for New Lambton Primary School and Lambton High School.

Upstairs:-

- Large master bedroom with BIR, ceiling fan and private balcony overlooking gardens and pool.

- Bedrooms 2, 3 & 4 have BIR and ceiling fans.

- Beautiful Master Chef kitchen with Caesarstone bench tops and waterfall finishes,

Butlers pantry, Smeg commercial electric oven with induction cooktop, dishwasher and


Euro style laundry. Storage galore!


- Showcases an open plan design with abundant glass enhancing the sense of space and

Property ID	L727662
Property Type	House
Garages	1
Land Area	1018.0 sqm

AGENT

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light from the private green surroundings.

- Relaxing lounge room with combustion fire and sandstone mantle. Flowing onto a large

Merbau entertaining deck with sliding privacy screens.

- Zoned ducted air conditioning. Back to base and zoned house alarm. Polished floors

throughout.

- Main bathroom with 2 showers, bath and powder room.

- Keyless entry and large front door.

Downstairs:-

- Granny flat / teenage retreat / rumpus room or Air B&B with kitchenette and bathroom.

Own

separate access and access to pool.

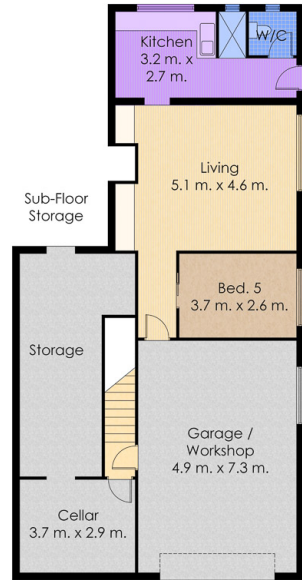
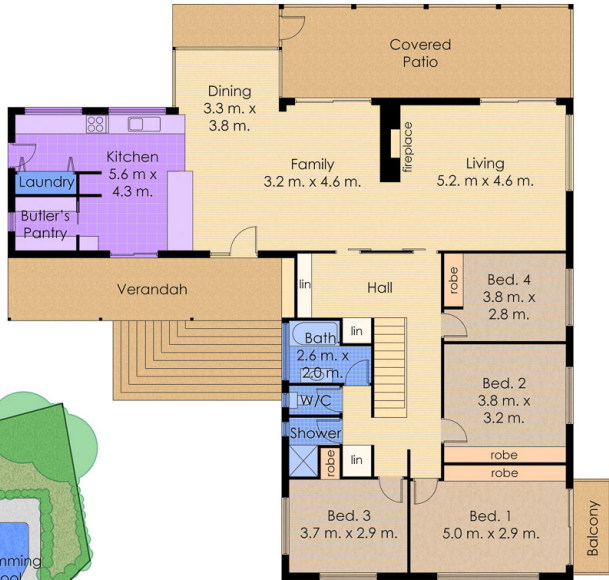
- Oversized single garage with auto door and internal access.
- Cellar / store room / workshop with access to sub-floor.
- Cat-5e cabling throughout and geared for power and cabling for internal / external TV or

CCT cameras.

- Large salt water in-ground pool.
- Reticulated water tank and timber storage shed.

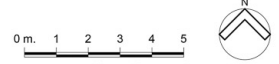
Most importantly this is a home that embraces everything about living and a tranquil place to spend quality time with family and friends.

Many great reasons to inspect this large modern family home. Don't miss out!



Raine & Horne

80 Gregory Pde,
Kotara



Measurements and direction of north are approximate and are to be used as a guide only.