



22 Vaudan Street Kogarah Bay, NSW

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Majestic 1070m2 waterfront oasis with glorious bay views

Price:

SOLD \$2,900,000 | Ray Fadel

From its premium waterfront position on a large 1,069sqm allotment, this deluxe two-level residence showcases a private and spacious lifestyle surrounded by beautiful views over Kogarah Bay. It combines light-filled living spaces, generous outdoor areas and its own boat ramp to provide a superb home for family living and entertaining. The property also represents a rare opportunity to secure a slice of paradise and become a part of this privileged enclave in one of the area's most desirable settings.

- Waterfront swimming pool and lawn plus a private boat ramp
- A spacious 307sqm floorspace featuring two self-contained levels
- Designed so that all major rooms capture water and park views
- Flowing open plan interiors feature generous living and dining areas
- Sheltered alfresco terraces and outdoor entertainment spaces
- Stunning master retreat with walk-in robe, ensuite and water views
- Two quality gourmet kitchens, ducted air-conditioning and study
- Security gates, triple carport, video intercom and alarm system



Ray Fadel

0413 177 739



The site plan and floor plan are not to scale, measurements are indicative and in metres. Shades and lines are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

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FIRST FLOOR



GROUND FLOOR

The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of water elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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STONE