57 Mutch Avenue Kyeemagh, NSW

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A family classic in a prime bayside position

Price: SOLD | Shaun Ramani

An esteemed family home situated in a coveted bayside setting, this double brick residence presents a unique opportunity for those with vision. The property is in solid condition and sits on a spacious, level block of land in a highly sought-after area. With the potential for a creative redesign, this home offers the chance to create a modern and stylish family residence. Positioned in a popular cul-de-sac just a short stroll from riverside parklands, the beach, schools, and Kyeemagh Baths, this property promises endless possibilities for those looking to capitalise on its prime location.

- Occupying an extra-wide block and featuring a private back garden
- Double brick with herringbone timber flooring and ducted A/C
- Generous formal lounge, dining and family areas with high ceilings
- Three bedrooms with built-ins, spa bathroom and second bathroom
- Neatly appointed kitchen with pantry plus separate internal laundry
- Side driveway to auto garage with off-street parking for four cars
- Stroll to Kyeemagh Public School, the boat ramp and Barton Park
- A few minutes from shopping and dining at nearby Brighton-le-Sands

Shaun Ramani
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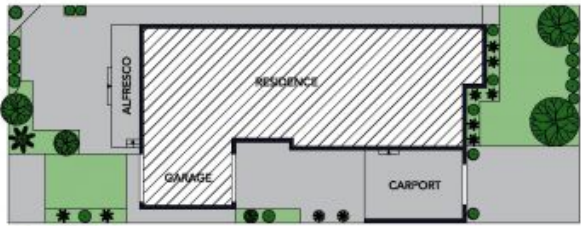
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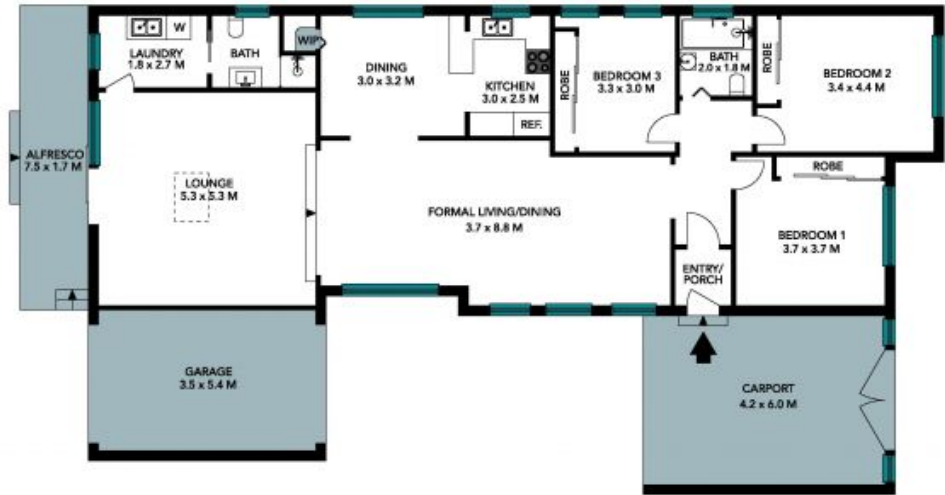0447 573 902

57 Mutch Avenue
Kyeemagh

Site Plan

ALFRESCO

RESIDENCE

GARAGE

CARPORT

LAUNDRY
1.8 x 2.7 M

BATH

W

WIP

DINING
3.0 x 3.2 M

KITCHEN
3.0 x 2.5 M

REF.

ROBE

BEDROOM 3
3.3 x 3.0 M

BATH
2.0 x 1.8 M

ROBE

BEDROOM 2
3.4 x 4.4 M

ALFRESCO
7.5 x 1.7 M

LOUNGE
5.3 x 5.3 M

FORMAL LIVING/DINING
3.7 x 8.8 M

ROBE

BEDROOM 1
3.7 x 3.7 M

ENTRY/
PORCH

GARAGE
3.5 x 5.4 M

CARPORT
4.2 x 6.0 M

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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees 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.

STONE

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