

# Kingsgrove

## 4 Beresford Parade



\$2.105m

## Modern luxury in a dress circle Kingsgrove address

Displaying architectural flair and light-filled luxury, this contemporary residence's sophisticated design showcases flowing interiors, intelligent use of space and a stylish entertainment environment. Superbly appointed throughout and highlighted by sweeping views over the district, it sits in an elevated position in a premium Kingsgrove street with the convenience of having quality schools, shops and train stations within strolling distance.

- Flowing living spaces are designed to maximise natural light
- A great integration of in and outdoor areas for entertaining
- Deluxe island kitchen with high-end fittings and stone benches
- Fully equipped lower-level home theatre or rumpus room
- Solar heated swimming pool plus an entertainment patio and grassed garden
- Double-sized bedrooms include a master with walk-in and ensuite

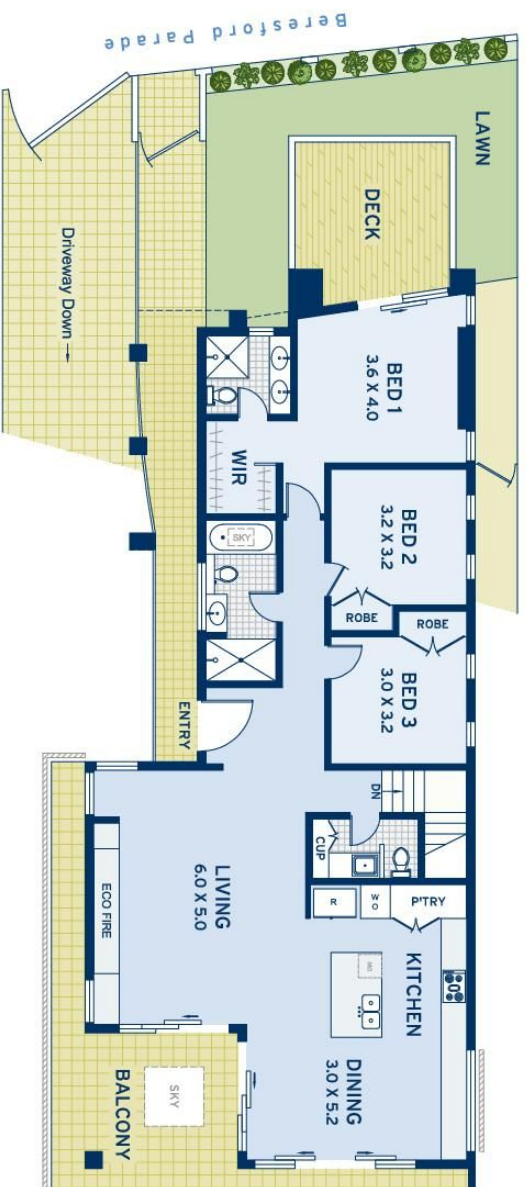


### ADDITIONAL DETAIL

Council Rates	\$520/qtr (approx)
Water Rates	\$444/qtr (approx)
Type	House
Sold Date	19/05/2018

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## LEVEL TWO



APPROXIMATE AREAS	
Internal Floor/space	180sqm
Garage	72sqm
External	390sqm
Land Size	534sqm
OUTGOINGS	
Council Rates	\$520 pq
Water Rates	\$444 pq



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DISCLAIMER: This information has been prepared as a guide only. The vendor and the real estate agent, Balmain Real Estate Pty Ltd and/or Balmain Estate Agency Pty Ltd (trading as Cobden & Hayson Balmain), make no warranties as to its accuracy and all interested parties must rely on their own enquiries.

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