



PRICE GUIDE: \$1,475,000.00

Area: 386 m2

1 Marshall Street, KOGARAH

Auction This Saturday On Site At 12.00pm

This four bedroom two storey home is ideal for the growing family and located 1km walk to Kogarah Train Station, Town Centre, and St George Public and Private Hospitals.

This home boasts a functional floor plan that includes a formal lounge area and two open plan family areas-one on the ground floor and another on the second level. Modern kitchen offering gas cooking and a walk-in pantry. The four upstairs bedrooms all have built-in robes with the main bedroom offering a walk-in robe plus ensuite.

The outdoor area is beautifully landscaped with a separated patio for entertaining and a grassed garden ideal for children or pets. This home offers solar panels, which greatly reduce your electricity bills, ducted air-conditioning throughout and a double garage with extra shower & toilet, offering you the potential to convert to a granny flat/studio (STCA) providing you with additional rental income.

Added features include:-

- Kitchen with stainless steel appliances and gas cooking
- Separate home office/study
- Ducted air-conditioning and solar panels
- NBN ready (kerb to house)



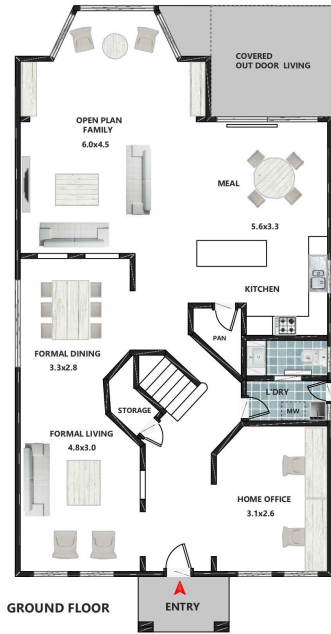
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