



2/114-116 Kings Road Five Dock, NSW



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## SOLD Prior to AUCTION - Stylish Modern Villa

Be impressed from the moment you step into this very modern and spacious villa. With its own private street entrance this rare villa offers 3 generous sized bedrooms (2 downstairs & 1 upstairs), modern kitchen with Caesar stone bench tops, quality appliances & ducted air conditioning throughout. The large open plan living area features polished timber floors and flows beautifully out to a very private and large pet friendly L-shape tiled courtyard just perfect for outdoor entertaining. The main bedroom offers an ensuite with built-in wardrobes in both downstairs bedrooms. There is also the luxury of easy access to a double lock up garage. Situated in a small low maintenance block of only 6 with low levies and conveniently located close to all amenities including transport, golf course, parks and bay.

**Price:** SOLD - \$1,005,000  
**Council Rates:** \$256.00 p/q  
**Water Rates:** \$186.00 p/q  
**Strata Rates:** \$808.00 p/q

- Large 3 bed + study in a boutique block of 6 with low levies
- Double LUG, ducted air con, 2 bathrooms including ensuite
- Modern kitchen, Caesar stone bench tops & quality appliances
- Great open plan living, timber flooring, large L-shape courtyard
- 262 sqm in total and conveniently located close to all amenities

**Frank Settineri**

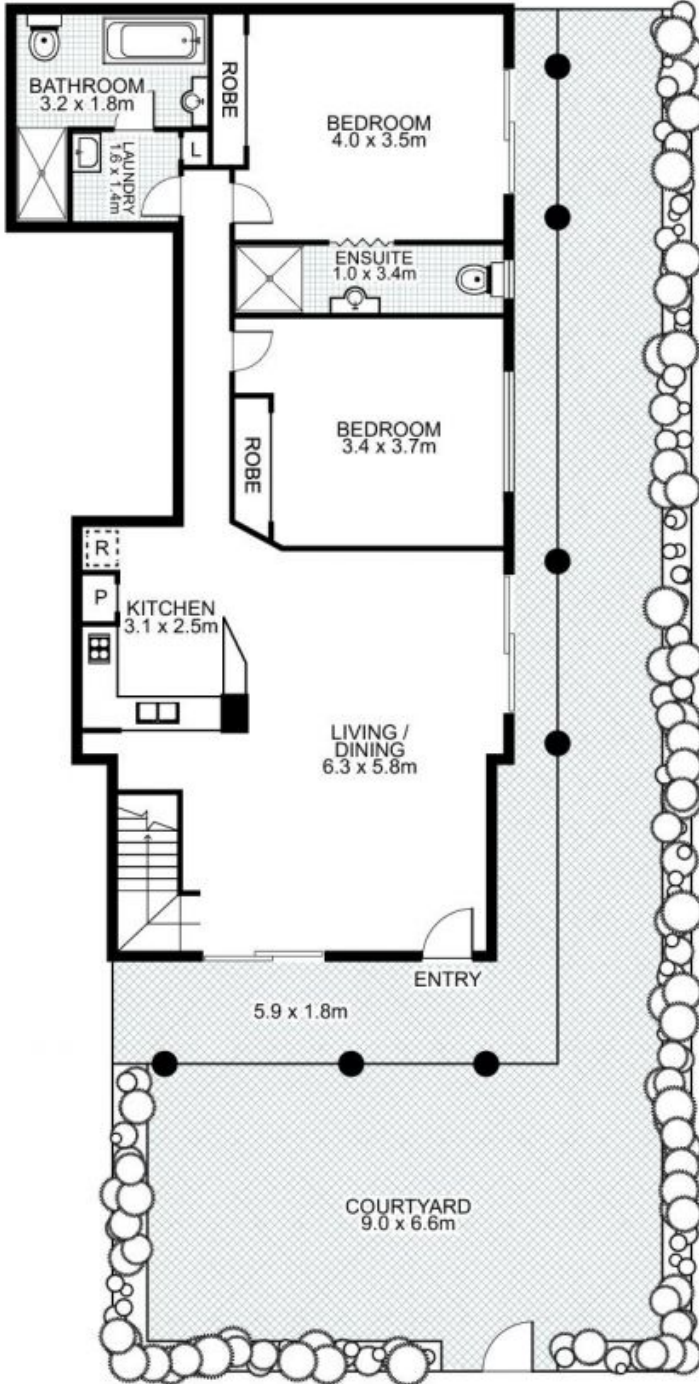
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**Adam Scappatura**

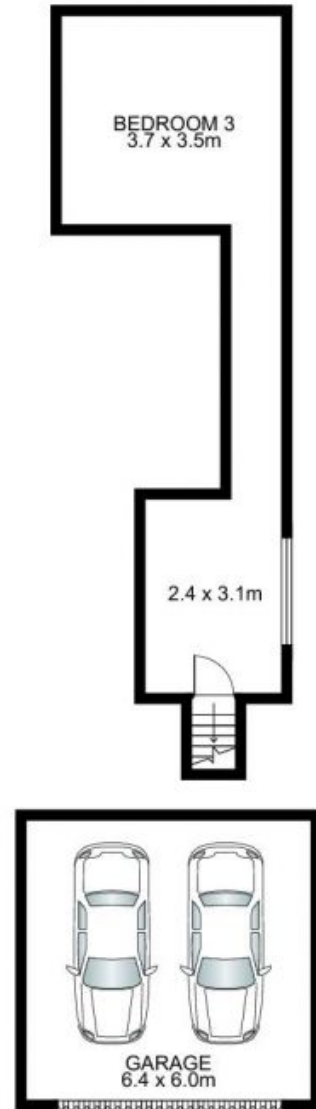
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# 2/114-116 Kings Road, FIVE DOCK

GROUND FLOOR



FIRST FLOOR



Plans by  
**surroundpix**  
 com.au  
 1300 30 32 40

This floor plan is intended as a guide only. Layout dimensions are approximate only. No representation or warranties of any nature whatsoever are given or intended. Any person using this information should rely on their own enquiries.