



## 36 St Elmo Parade Kingsgrove NSW

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Grand family home in areas best locale...777.8sqm.

The setting, the space and a mixture of modern and character elegance, this brilliant home represents a family opportunity of unparalleled appeal, quality and versatility. Sitting at the highest vantage point of the Parade and architecturally remastered for luxurious comfort it proudly sits on a large 777.8m<sup>2</sup> of prime real estate.

It presents as a supremely spacious property of huge proportions with many layout options suitable for extended families, investors or those seeking a home plus income (potential granny flat or duplex site - S.T.C.A). We are offering a once in a lifetime opportunity to purchase in this Blue Ribbon locale, regarded as one of the area's best, it showcases spectacular interiors integrating with an ideal outdoor environment featuring landscaped gardens and a

**Land Size** : 777.8 sqm

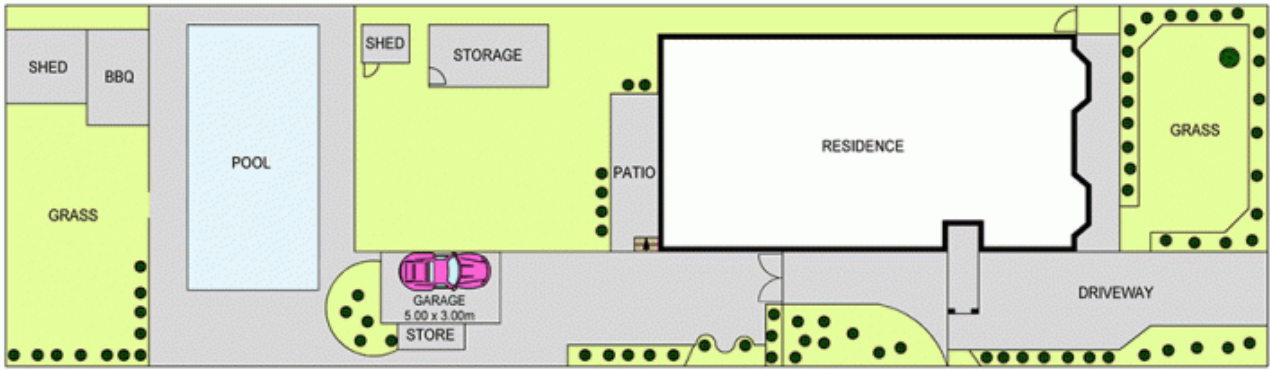
**View** : <https://www.mypropertyepping.com.au/sale/nsw/st-george/kingsgrove/residential/house/5675087>



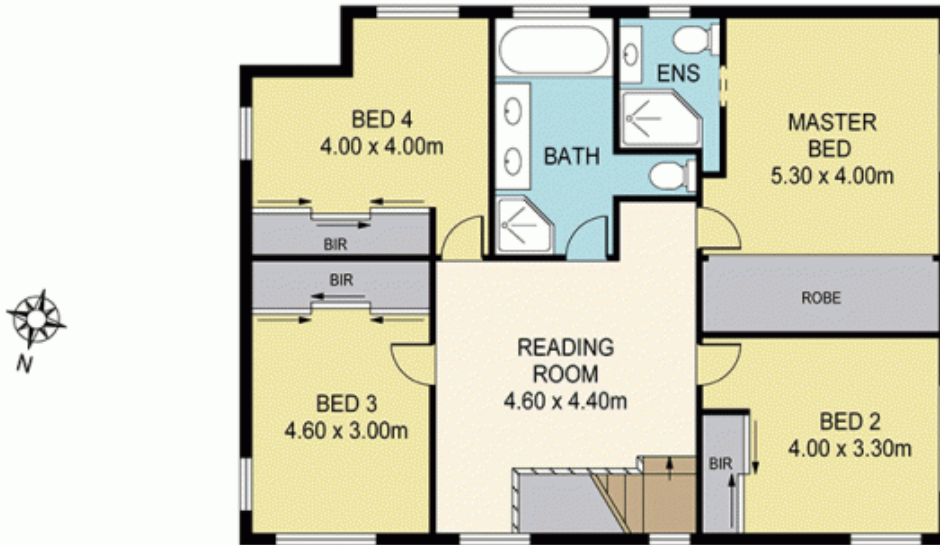
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**SITE PLAN  
(NOT TO SCALE)**



**LEVEL ONE**



**GROUND LEVEL**

**36 ST ELMO PDE, KINGSGROVE**

Disclaimer: Please note that while the information contained in this floor plan is provided by reliable sources, we cannot guarantee its accuracy. It is intended as a guide only. Interested parties should rely on their own enquiry. Drawing not to scale. Dimensions are approximate.

