

45 Melwood Ave, Forestville, NSW 2087

Auction

House 5 3 2



## Modern Family Masterpiece in a Prime Location

Proudly presented by Nima Aliasgary 0424 999 399 and Awais Khan 0426 525 256 of Ray White Forest.

Crafted and designed with luxury family living at its heart, this customised creation was completed in 2018, positioned for a premium lifestyle in a walk to schools, transport and local shops. Light filled and substantial, experience aspirational living with four separate living zones, a superb designer kitchen and effortless entertaining overlooking the generous child friendly yard. Understated contemporary interiors shine, delivering beautifully proportioned spaces that include an elegant lounge with custom cabinetry, a sound proofed media room and upper-level teenage retreat by the custom built-in home office. The Smeg and Miele kitchen will win hearts with its expansive island bench, over-sized gas cooker and large butler's pantry with an abundance of space for storage. The clever design includes a ground floor 5th bedroom with adjoining bathroom that is ideally suited for guests or the in-laws. Extras include an extra-wide double lock up garage, quality kid's gym at the rear, ducted a/c and CCTV security. Stroll over to Melwood Oval, the RSL Club, Forestville Public School and Forestville village whilst being in The Killarney Heights High catchment and minutes to Chatswood, the hospital, Warringah Mall and some of Sydney's best beaches.

- Stunning street appeal, near level block, substantial dual level design, a/c.
- Large lounge with custom cabinetry, spacious media room, casual living room.
- Dining room, luxury stone gas kitchen boasting Smeg and Miele appliances.
- Alfresco terrace, gas point for the barbecue, level lawns, kids' gym, CCTV.
- Ground floor guest suite, upper-level teen retreat, custom office, large beds.
- BIR'S or WIR's, master with two WIRS, sitting and ensuite, storage, DLUG.

Estimated Rental Price Per Week: \$1850 - \$1950

Our offices: Our offices: 29 The Centre, Forestville & 71 Waterloo Street, Narrabeen

\*\*\*\* If you don't have your finances sorted, just ask us - our Loan Market Mortgage Brokers can assist you! Call us on 9975 HOME to arrange a FREE private meeting \*\*\*\*

### Listed By

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Listing Number: 3521131