

11A Lyle St, Girraween, NSW 2145

Sold - \$1,095,000

Duplex 5 3 1



A True Masterpiece

Possessing a bold street presence, this brand new, contemporary designed, luxurious duplex offers effortless living with a seamless indoor/outdoor flow. Showcasing an elegant floor plan it is ideal for those seeking a modern lifestyle in an exclusive area. Spacious light filled interiors enhanced by an array of desirable features and quality finishes ensures a happy future without ever having to move again.

Open for Inspection

By Appointment.

- *4 generous size bedrooms, main with walk-in-robe and ensuite bathroom, 2 with balconies and private balcony.
- *5th bedroom and 3rd bathroom downstairs, ideal guest or in-law accommodation.
- *State of the art kitchen with dishwasher and island bench.
- *Open plan living space and ducted air-conditioning throughout.
- *Impressive main bathroom with freestanding bath.
- *Alarm, video intercom and rainwater tank.
- *Integrated outdoor entertaining complimented by a ceiling fan and gas kitchen, all overlooking the private, landscaped yards.
- *Single garage with remote controlled door and internal access.

Perfect for the large or extended families and in an enviable location within the Girraween Primary School catchment only adds to the appeal of this proudly built masterpiece which you would be proud to call your own.

Council Rates: \$300.00 per quarter approximately

Water Rates: \$145.00 per quarter

Land Size: 295.33sqm

Disclaimer: All information is gathered from sources we believe to be reliable however we cannot guarantee its accuracy. Interested parties should rely on their own enquiries.

Listed By

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