

12A The Ave, Yagoona, NSW 2199

Sold - \$1,480,000

Duplex 6 4 1



SOLD by Muhammad Sarmini

Impressive Family Entertainer, Freestanding Granny Flat, 526sqm

Peacefully set in a sought after location, this striking architecturally designed Duplex is invitingly spacious throughout and perfect for the growing family or savvy investor. Boasting remarkable space, quality and comfort with a generous free flowing layout, contemporary interiors and effortless indoor/outdoor living. Featuring an additional two bedroom granny flat ideal for extended family, home office or investment for further income, the choice is yours!

Open for Inspection

By Appointment.

- Expansive lounge and separate dining with feature brick wall, high ceilings with an abundance of natural light
- Three (3) impressively sized bedrooms on upper level, built-in wardrobes
- King size master bedroom featuring plush ensuite, generous walk-in-robe, built-in TV unit and speakers, large east facing balcony
- Versatile 4th bedroom downstairs for additional family accommodation or home office
- Stunning gourmet kitchen with stone benchtops and island breakfast bar, premium ILIVE appliances, fully integrated dishwasher, gas cooktop plus ample cupboard and bench space
- Three (3) sleek designer bathrooms with frameless glass finishes featuring Dib Bidet, freestanding bath, external laundry with additional fourth WC
- Feature timber staircase with frameless glass finishes leading up to additional retreat/family living area, zoned ducted air-conditioning and CCTV security system, timber panelling highlight features throughout
- Undercover alfresco area overlooking sundrenched child friendly yard, low maintenance gardens, additional massive separate outdoor entertaining area, an entertainers delight
- Driveway to remote lock-up garage with internal access and ample built-in storage
- Set on a massive parcel of land 526sqm approx.

SEPARATE GRANNY FLAT

- Exclusive access with own separate entrance
- Two (2) spacious bedrooms, both with built-in wardrobes
- Open plan living and dining area, ducted air conditioning, quality porcelain tiles throughout
- Stylish kitchen with stone benchtops and breakfast bar, ceramic glass cooktop, dishwasher and ample storage space
- Sleek and stylish fully tiled bathroom combined with laundry featuring Dib Bidet

Listed By

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