









## FOR SALE

## **SOLD - LUXURIOUS URBAN OASIS!**

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3 BED / 2 BATH / 2 GGE

Floor Area: 171 m2 Land Area: 258 m2

Experience the epitome of modern living in this stunning architectual-designed residence, perfectly crafted for entertainment and relaxation. This contemporary home showcases an open-plan layout that enhances the sense of space and light, creating a warm and inviting atmosphere. Situated within walking distance of the vibrant Victoria Street precinct, Hagley Park, and Merivale Village, it offers unmatched convenience and lifestyle opportunities.

The master bedroom boasts a private ensuite and walk-in wardrobe, complemented by an additional two double bedrooms, each featuring ample storage. The mezzanine office provides a serene work-from-home environment. An expansive living area, equipped with recessed sliders, opens onto a sun-drenched courtyard garden, ideal for gatherings. Comfort is paramount with underfloor heating, a cozy gas fire, and dual heat pumps.

A stylishly appointed family bathroom includes modern amenities, and a guest WC downstairs adds practicality. The double garage ensures



PRICE: Auction OPEN FOR INSPECTION: N/A



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