



**SOLD**

## LUXURY FAMILY HOME WITH EXCEPTIONAL DESIGN

Epitomising sophisticated modern craft and attention to detail with a lavish selection of materials, this stunning family duplex optimises space with a fantastic integration natural light and outdoor living. The north facing rear illuminates the vibrant living and dining room, with glass stacker doors opening to elevate the entire space into a brilliant entertainer with the inclusion of a phenomenal undercover alfresco area – complete with a kitchenette and outdoor television. Enjoy a relaxed lifestyle for the whole family in Abbotsford, surrounded by popular cafes and restaurants while a short distance to city bound buses and ferries.

All weather entertainer with outdoor fan and a garden for the kids  
Westinghouse gas stovetop, integrated fridge and dishwasher  
Swathes of opulent marble throughout the kitchen and bathrooms  
Stunning master suite with BIRs, glass stacker doors to balcony  
Spacious & bright children's beds with BIRs, one with dressing area  
Luxe baths with integrated marble sinks, main with tub, guest WC  
Ducted air throughout, immaculate finishes and designer fixtures  
Large polished concrete garage with extra off street car space  
Stroll to Abbotsford P.S and enjoy nearby waterfront parks and walks  
8 mins drive to Birkenhead Point and 10 mins to Westfield Burwood

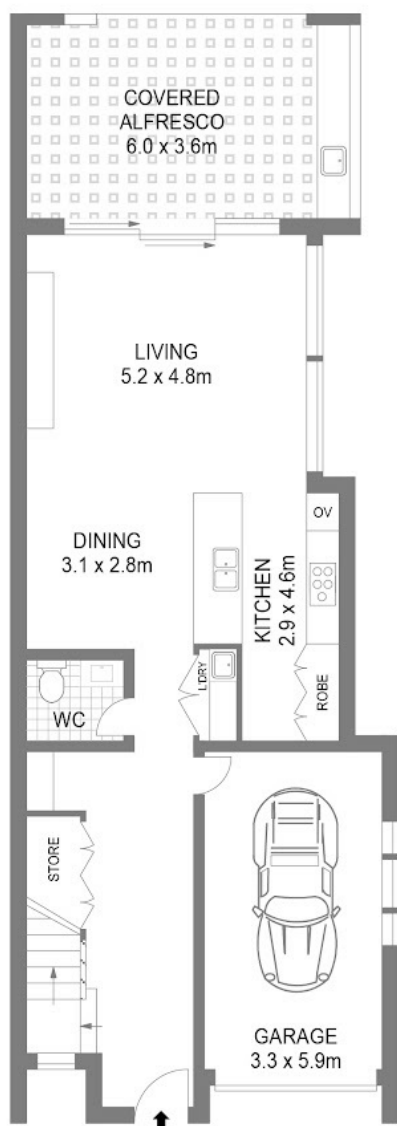
**4 BED | 3 BATH | 2 CAR**

**PRICE:**  
**\$280,000**

**OPEN FOR INSPECTION:**  
**N/A**



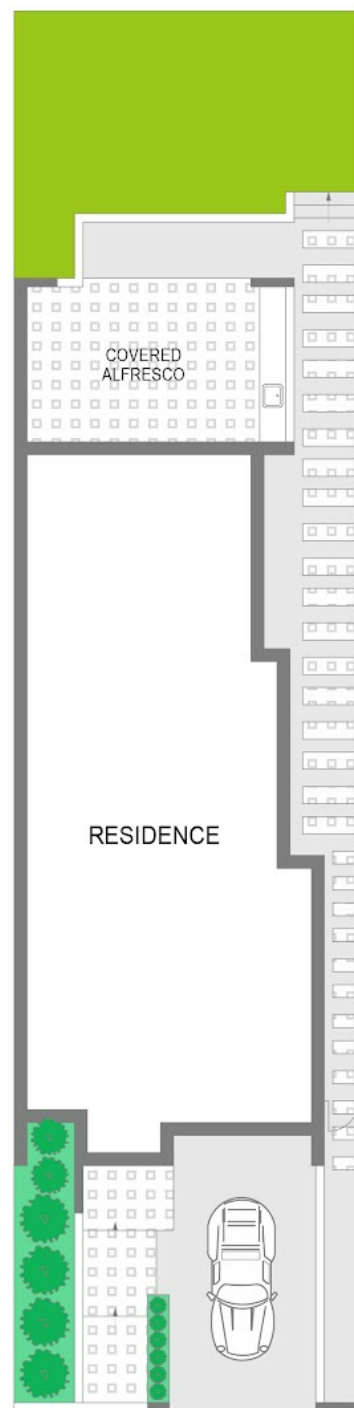
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GROUND FLOOR



FIRST FLOOR



SITE PLAN

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

Scale in metres.  
Indicative only. All information contained herein is obtained from sources we believe to be accurate.  
We cannot guarantee its accuracy. Interested persons should make their own enquiries.

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