

# FOR SALE

## SOPHISTICATED RESIDENCE WITH LUXURY INCLUSIONS, JPPS AND CTHS CATCHMENT

**\*\* INSPECTIONS ARE BY APPOINTMENT ONLY \*\*** Please contact the listing agent to arrange viewing.

This exquisitely designed architectural residence, nestled in the suburban side of Dural, offers an unparalleled blend of privacy and tranquillity yet remains conveniently close to local amenities of a vibrant Cherrybrook area. Tucked in a peaceful location, the home is introduced by a striking entry, framed by elegant antique solid wood doors, announcing the tone of what is hidden inside.

The residence offers four generously proportioned bedrooms, including a palatial ground-floor master suite with dual walk-in wardrobes and a luxurious ensuite, in addition to full size bathrooms on both ground and upper level.

This family residence reflects a commitment to design excellence and superior craftsmanship. The practical layout features multiple living areas, a spacious family dining area and a state-of-the-art kitchen with butler's pantry with bench space and ample cabinetry. Extra high ceilings on both floors, LED downlights throughout, blackbutt hardwood flooring, while abundant natural light and zoned ducted reverse cycle air conditioning ensure year-round comfort. The home seamlessly integrates indoor and outdoor living, with the main living areas flowing effortlessly to a low-maintenance absolute level rear garden, newly fenced and enhanced by a large merbau deck.

The expansive open-plan design features quality timber flooring, large windows, and glass doors that flood the area with natural light. A sunken lounge with bi-fold doors and a gas fireplace offers a cozy yet stylish space for relaxation or entertaining. The gourmet kitchen boasts a combined gas and induction cooktop, premium appliances, and extensive soft-close cabinetry for storage. A butler's pantry with stone benchtops adds both functionality and sophistication to this space.

Four generously proportioned bedrooms include a downstairs master suite with dual walk-in robes and a luxurious private ensuite. Upstairs, two large bedrooms and a rumpus area create the perfect retreat for teenagers or guests. Three stylish bathrooms feature floor-to-ceiling tiles, semi-frameless showers, and premium branded finishes. The upstairs main bathroom and master ensuite add a touch of indulgence with a bath. The large laundry is complete with plenty

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

**PRICE:**  
Contact Agent

**OPEN FOR INSPECTION:**  
N/A

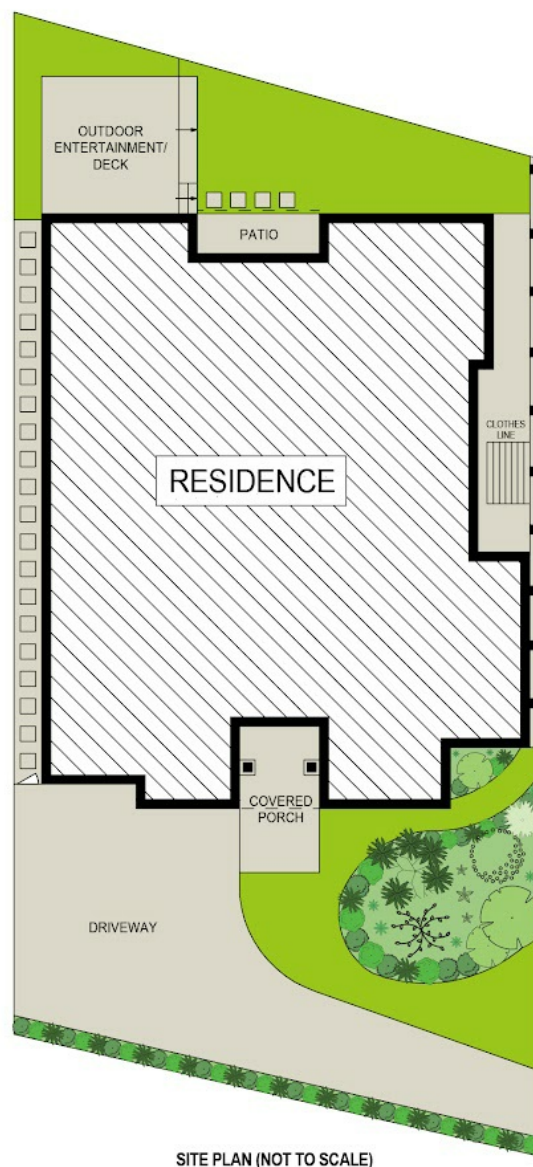


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# 23 John Radley Avenue, Dural

DISCLAIMER: All dimensions are approximate and for illustrative purposes. Interested parties should rely on their own enquiries.



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.

INT : 326 m<sup>2</sup>

LAND SIZE : 728 m<sup>2</sup>

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