



FOR SALE

SWAN VIEW SHOWSTOPPER: SPARKLING POOL & MAGICAL CITY VIEWS

Imagine ending every single day on top of the world. As the afternoon sun dips below the horizon, the glittering city skyline blinks to life right before your eyes, painting a spectacular, uninterrupted backdrop of twinkling lights that is exclusively yours to enjoy from your stunning, elevated vantage point at 465 Vivash Road.

Set on an expansive 1032 sqm block with R20 zoning, this property offers an abundance of well used space and freedom rarely found like this. Step inside a world where the hard work has already been beautifully done for you. This freshly modernised 3-bedroom, 3-bathroom sanctuary blends effortless contemporary style with the ultimate hills lifestyle. Flow seamlessly from the light-filled, open-plan living and dining spaces—anchored by a gorgeous, brand new chef's kitchen with a breakfast bar, straight out to your private outdoor paradise.

The backyard is an entertainer's dream, featuring an expansive veranda and a pristine pool area with a premium new filtration system, a cool patio area, a dedicated fire pit zone and a freshly laid turfed lawn area perfect for children or pets. Complete with convenient side access to the rear of the property, a versatile detached studio space, a massive master retreat, and high-end brushed gold tapware, this property transforms everyday living into a permanent holiday. It is the perfect retreat for those who appreciate effortless luxury, ultimate comfort, and unmatched tranquility.

Your Premium Lifestyle Package Includes:

Generous 1032 sqm Block: A massive land parcel with versatile R20 zoning, giving you endless space and long-term potential.

3 Bedrooms & 3 Bathrooms: Thoughtfully designed layout featuring two beautiful modern bathrooms inside, plus a convenient third outdoor bathroom containing a shower, toilet, and vanity specifically for easy poolside use.

Breathtaking Panoramic Vistas: Premium elevated position capturing expansive, uninterrupted views of the city skyline. **Excellent Side Access:** Wide, highly functional side access leading straight to the backyard, perfect for secure vehicle parking, trailers, or weekend toys.

3 BED | 3 BATH | 3 CAR

PRICE:
MID TO HIGH \$1M

OPEN FOR INSPECTION:
Aug 29 at 10:00am - 10:40am
Aug 30 at 10:00am - 10:40am



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