



6 Samoa Avenue Picnic Point NSW

Sleek and ultra-contemporary with an inspired sense of light and space, this stunning duplex home has been designed for relaxed family living.

Defined by a selection of quality finishing's, spacious interiors and a fabulous free flowing floor plan this property is completed by an ultra-convenient setting and is supremely positioned in a quiet Cul De Sac.

If you are looking for the ultimate in style, quality, size and finish then look no further.

From the large living and dining areas, to the state of the art kitchen with top of the range appliances, stone bench tops & a breakfast bar you will never have to compromise again.

Offering 4 large bedrooms upstairs which feature built in robes & the main with walk in robe, luxury ensuite and its own large private balcony.

The luxury main bathroom which is straight out of the pages of a magazine.

The downstairs is tastefully tiled and has down lights throughout also featuring ducted air conditioning & alarm.




Extra-large landscaped rear yard which offers plenty of room for children to play, covered alfresco area and a large lock up garage to top this truly exceptional property.

So sit back, relax and enjoy the peace, privacy and convenience this home has to offer.

- ? 4 bedrooms with built ins & ensuite to the main
- ? Ultra-modern kitchen with dishwasher & top of the range appliances
- ? Large tiled living area + dining area off the kitchen
- ? Ultra-modern bathrooms, balconies off the bedrooms
- ? Lock up garage + storage & off street parking
- ? Walking distance to schools, parks & The Georges River

Exclusively Listed by Alliance Real Estate.

Disclaimer: We have, in preparing this document, used our best endeavours to ensure that the information contained herein is true and accurate to the best of our knowledge, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or mis-statements contained in this document. Prospective purchasers should make their own enquiries to verify the information contained in this document.

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Price : \$ 1,040,000

Land Size : 280 sqm



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All reasonable care was taken in the preparation of this document, however no warranty is given to the accuracy of the information. Dimensions shown are approximate only. floorplan by www.optcoolstudios.com