



### 6a Samoa Avenue Picnic Point NSW

Deceptively spacious and effortlessly impressive, this architecturally designed near-new duplex presents contemporary family living over two levels.

Impeccably presented this home offers 4 bedrooms with built in robes.  
The master suite is completed with walk in robes, sun lit balcony and ultra-modern ensuite.

Intuitively designed with formal and informal living areas, a restaurant style kitchen featuring stone bench top, sleek stainless-steel finishing's and dishwasher is perfect for the seasoned entertainer and overlooking the undercover alfresco area, child friendly yard & sparkling inground swimming pool.




All this and within walking distance to schools, shops and transport this property is a must see.

- ? Wide 11.5m frontage, Cul De Sac Location
- ? 4 double sized bedrooms
- ? Ultra-modern kitchen with quality appliances
- ? Formal & informal living spaces
- ? Modern bathrooms
- ? Stylish & ultra-modern finishing's

- ? Large covered alfresco area
- ? Ducted air conditioning & alarm
- ? Inground swimming pool
- ? Lock up garage
- ? Centrally located moments to everything

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.

4  2  1 

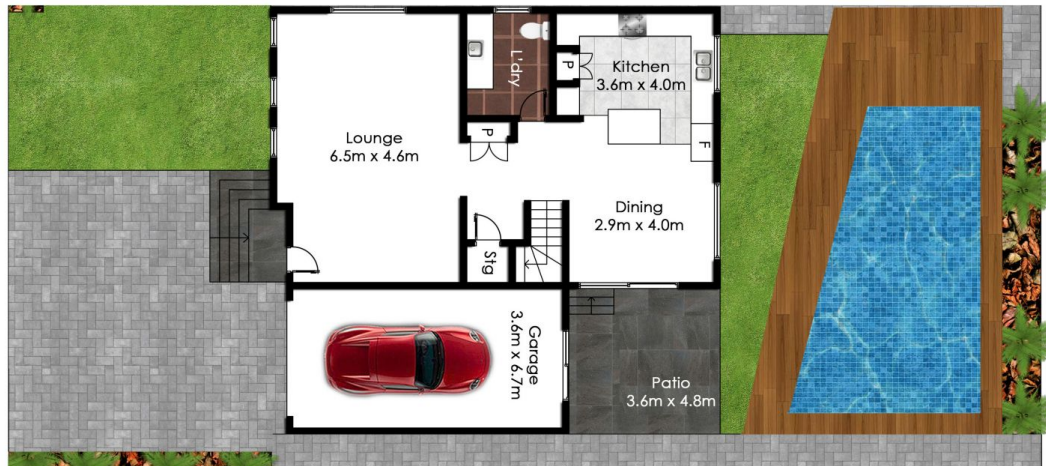
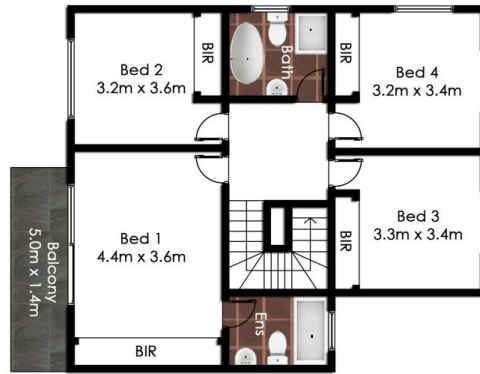
**Land Size** : 290 sqm



**Andrew Prodromou**  
**02 9771 6115**  
andrew@allianceaust.com.au



**Rema Fakhoury**  
**02 9771 6115**  
rema@allianceaust.com.au



6a Samoa Avenue, **Picnic Point**

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.opticoolestudios.com](http://www.opticoolestudios.com)