



### 32A Kathleen Parade Picnic Point NSW

Displaying an exquisite blend of architectural ingenuity, intricate quality workmanship and sophisticated interior design, this striking curved façade free-standing brand new brick home offers opulent contemporary living across two generously proportioned and meticulously designed levels.

Embracing a rear north aspect, this alluring home is situated in one of Picnic Point's most desirable streets and is just a stroll to nearby shops, cafes and The Georges River National Park. It is also in the Picnic Point High School catchment zone.

Designed to be your forever home, every detail has been thoughtfully considered and custom made with impeccable quality and craftsmanship to deliver sophisticated and serene charm both inside and out.

The master suite boasts textured detailing, a spacious walk-in robe and a spa-like ensuite. Each bedroom is home to generous joinery, pure wool carpet and is bathed in natural light. Luxurious, well appointed bathrooms demonstrate stylish design elements and bespoke finishes. These private spaces are crafted for your ultimate comfort.

The thoughtfully designed floor plan offers spacious, open-plan interiors with a gourmet kitchen offering premium Miele appliances, top-of-the-range finishes and a butler's pantry. Admire the sleek appointments that embellish every corner, while the sliding glass panels effortlessly connect the interior to a covered patio, complete with built-in gas barbeque,

sink and fridge, perfect for entertaining guests alfresco.

Indulge in ultimate relaxation as you bask in the splendour of the mineral swimming pool, serving as the centrepiece of this impressive property.

Beautiful, crisp white fencing wraps around the boundary of this stylish home, providing a backyard sanctuary as you relax in the pool, dine under the alfresco or sit outside. No expense has been spared in showcasing this impeccable lifestyle property, where high-end style and design excellence seamlessly blend with the warmth and comfort of a family friendly neighbourhood.

- Brand new free-standing brick construction on concrete slab
- Commanding street presence with a design that features curved walls, arched windows, intricate brickwork and detailed landscaping
- An ultra-private garden featuring a fully tiled mineral water pool and covered entertaining area that is fully equipped with built-in gas barbeque, sink, bar fridge and ceiling fan
- Light-filled, open plan living with herringbone timber flooring downstairs

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**Price** : FOR SALE \$1,875,000 | OFFERS WELCOME

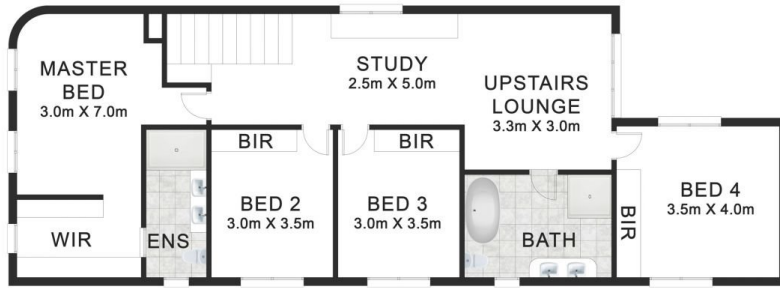
**Land Size** : 304 sqm



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32a Kathleen Parade, **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.