



### 9A Parkview Avenue Picnic Point NSW

Superbly constructed with a high level of detail, this exquisite brand new duplex offers a combination of elegance, quality and privacy in a sought-after and quiet location. Featuring abundance of natural light and space, this home is immaculately presented and styled in contemporary neutral colour tones.




It offers multiple open plan living areas for all family members, high ceilings, beautiful flow from indoor to outdoor, perfect for entertaining.

With a designer gourmet kitchen featuring a generously proportioned walk-in pantry, five spacious bedrooms with a bedroom and ensuite downstairs and surrounded by landscape designed, low-maintenance gardens, this home has been tastefully decorated with quality inclusions and is the epitome of sophisticated Hamptons Inspired to an impeccable standard.

- Light filled open plan design featuring high ceilings throughout and generous floor space
- Hamptons "showpiece kitchen" with
- Fisher & Paykel kitchen appliances including 900mm freestanding induction cooktop and oven, dishwasher, rangehood
- Perrin Rowe tap-ware and porcelain handles on all joinery, glass display cabinets
- stone benchtops, tiled splashback and walk-in pantry

- Elegant timber flooring throughout the ground floor, plus the softness of plush carpet upstairs
- Landscape designed, low maintenance gardens
- Paved area ready for positioning your lounge or dining furniture, framed by white timber arbors and surrounded by a peaceful, flowering backyard
- Luxuriously spacious master bedroom, with an elegant ensuite and walk-in robe which features a jewellery drawer. Step out to a stone balcony where you can enjoy the tranquil streetscape and treetops of Georges River National Park
- Bedroom and ensuite downstairs, perfect for an office as well
- Stylish wardrobes in all bedrooms with traditional doors that open to joinery featuring porcelain knobs and handles.
- Plantation shutters, sheer white linen curtains and block-out blinds throughout
- Spacious internal laundry, hidden away behind doors
- Ample storage throughout
- Bathrooms features herringbone tiling and heating lamps
- Picnic Point Primary School and Picnic Point High School catchments
- Short walk to local shops and The Georges River National Park
- Ducted air-con, alarm system

Built by a reputable company known for its quality workmanship and thoughtful inclusions, this classic Hamptons styled home is ready to move into and will stand the test of time.

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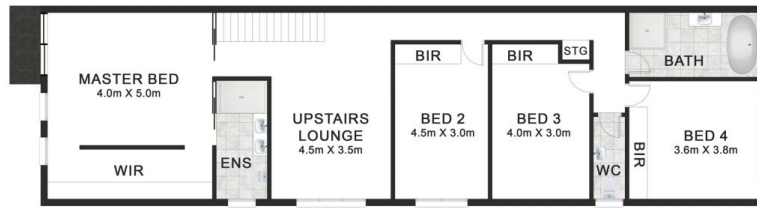
**Price** : \$ 1,850,000  
**Land Size** : 322.8 sqm



**Trang Lazcano**  
**02 9771 6115**  
[trang@allianceaust.com.au](mailto:trang@allianceaust.com.au)



**Rebecca Hughes**  
**02 9771 6115**  
[rebeccah@allianceaust.com.au](mailto:rebeccah@allianceaust.com.au)



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