



42 Newport Road Dora Creek, NSW

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### Trophy home with luxe granny flat

Near-new and a world-class trophy home, this contemporary masterpiece is simply divine. Combining a coveted address with streamlined sophistication set over a flawless single level, it's a statement in luxury and features ducted a/c (separate ducted system for granny flat), security system, outdoor kitchen and bathroom with floor to ceiling tiles, plus an ultra-modern 2-bedroom granny flat while still retaining enough level-yard for the whole family or pets to enjoy!

- Sparkling 1-year-old family home with high ceilings and loads of space
- Large-format tiles to high traffic areas, plush carpet to bedrooms
- Sublime island kitchen finished to a designer level, 40mm stone benches with waterfall and includes a WIP
- Four double bedrooms, grand family bathroom features luxe tub, dual shower heads and floor to ceiling tiles
- Expansive outdoor alfresco area with kitchen ? a paradise for entertainers
- Incredible granny flat with kitchen, bathroom, living zone, 2-bedrooms w/ built-ins and ducted a/c
- Built/walk-ins throughout, auto double garage with internal access

Price: \$830,000



**Matthew Clarkson**

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SITE PLAN



FLAT

The site plan and floor plan are not to scale, measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.



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The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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