



53 Clements Street Russell Lea, NSW 4 3 4

### Statement home of luxurious scale in prized setting

Defined by a luxurious sense of space and style, this exquisitely finished full brick residence promises a superb standard of contemporary family living and entertaining. Sunlit interiors extend over three expansive levels, with a selection of private settings to soak up the surrounds. Dazzling water views attest the home's sought-after address, just a stroll from parklands along the Bay Run.

- Free flowing open plan living zone showcases a relaxed contemporary aesthetic
- Lower kitchen/dining retreat is tailor made for easy indoor/outdoor entertaining
- Dual balconies and gas heated pool provide further spaces to enjoy the open air
- Expansive gourmet kitchen flaunts vast stone island and Highland gas cooktop
- Oversized Zanussi fridge and freezer, Gaggenau oven, abundant storage space
- Beautifully appointed bedrooms, designer bathrooms include a chic main ensuite
- Ducted air conditioning and feature Heat & Glo fireplace, double lock-up garage
- Stroll to Russell Lea Public School, moments to Drummoyne's caf? hub/bus links

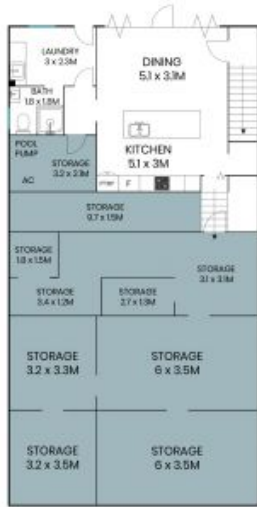
**Price:** \$5,500,000  
**Council Rates:** \$476.00 p/q  
**Water Rates:** \$173.29 p/q



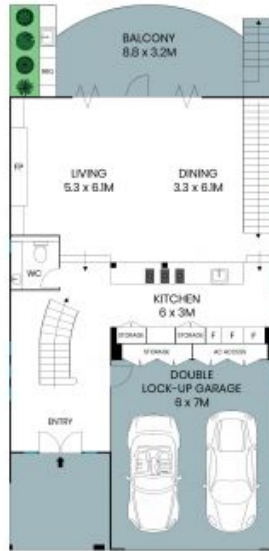
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Lower Ground Level



Ground Level



Level One



Site Plan



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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Russell Lea



Lower Ground Level



Ground Level



Level One



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