

STONE



19 Augustus Street Enmore, NSW

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## Brand new residence in a prized cosmopolitan hub

Showcasing an impeccable environment of contemporary style and quality, this flawlessly designed family residence is a celebration of space, natural light and sophistication. Delivering a city-fringe lifestyle of exceptional comfort and convenience, its cosmopolitan address ensures effortless access to vibrant shops, coffee spots and restaurants, while moments from schools and city transport.

- Generously scaled living and dining zone beautifully enhanced by high ceilings
- Smooth outdoor transition to undercover entertaining area and level backyard
- Stunning interiors reveal an incredible use of space and bespoke appointments
- Island kitchen equipped with integrated appliances and stone crafted benchtops
- Three private bedrooms with built-in robes enjoy separation from living spaces
- Two designer bathrooms include stylish primary ensuite and full main bathroom
- Fully customised study nook/home office, downstairs w/c and European laundry
- Quality floors throughout, ducted air conditioning, alarm system, video intercom

**Price:** \$2,460,000

**Council Rates:** \$488.00 p/q

**Water Rates:** \$224.43 p/q



**Joseph Tropiano**

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**Irma Rinaudo**

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Site Plan



Entry Level



First Level

Internal Living: 112sqm  
External Living: 10sqm  
Total Living Area: 122sqm



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.



Entry Level



First Level



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.