



115 Kingsland Road Bexley North, NSW 5 4 2

### Brand-new duplex perfection

Introducing a captivating duplex that transcends conventional design, blending clean lines and graceful curves in a popular, family-friendly neighbourhood. An interplay of natural light with a moody colour palette sets the scene for a lifestyle of opulence and sophistication, enhanced by highlight windows, an internal courtyard and airy voids.

Step into an outdoor oasis reminiscent of a European summer retreat, featuring a pavilion, lawn and daybed niche overlooking a heated pool. Ascend the grand curved staircase to discover two master suites, two additional bedrooms, and a second living zone.

- Brand new double-brick and concrete slab construction
- Five bedrooms include two master suites, boasting bespoke joinery, backlit makeup station, balcony and opulent ensuites

Price: OFFERS INVITED | SAM ABBAS



**Sam Abbas**  
0406 750 075

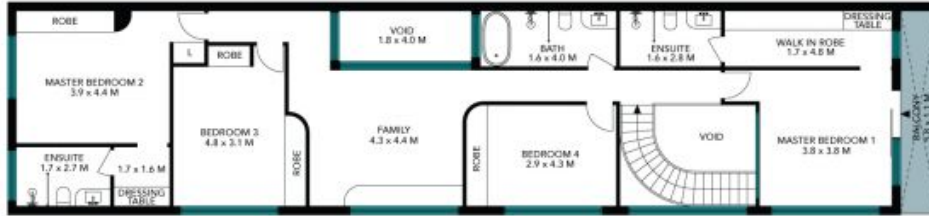


**Tanios Azzi**  
0412 772 369

115 Kingsland Road  
Bexley North



Site Plan



First Floor



Ground Floor

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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First Floor



Ground Floor



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.