



2/31-37 Durbar Avenue Kirrawee, NSW

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Luxurious, stylish and ultra-modern designer living

Stylish modern design awaits in this spacious three bedroom townhouse. From the sunlit open living through to the north-facing courtyard with a pizza oven and BBQ area, the indoors and outdoors seamlessly integrate. You will be delighted to also find three large bedrooms, plus a study zone and a media room. Just minutes to Kirrawee, Gymea, South Village and transport, it's not only stunning but superbly located.

- Open plan sunlit living, dining and kitchen with seamless indoor/outdoor flow
- Three large bedrooms with built-ins, main with ensuite and motorised blinds
- Ultra-modern gas kitchen with Smeg appliances, stone benchtops, ample storage
- Upstairs study/home office zone, basement media/games room, extra storage
- Superb north-facing rear courtyard with pizza oven, additional front courtyard
- Stunning upstairs main bathroom with bathtub, large laundry with extra toilet
- Ducted air-con, motorised roller blinds, LED lights, alarm and watering system
- Double car garage, minutes to Gymea and Kirrawee shops, schools and transport

Price: \$1,335,000
Council Rates: \$367.00 p/q
Water Rates: \$173.00 p/q
Strata Rates: \$1,217.00 p/q



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2/31-37 Durbar Avenue
Kirrawee

STONE



Site Plan



First Floor



Basement



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.



First Floor

Basement

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.