



71 Avondale Way Eastwood, NSW



### Generously proportioned, stylish family oasis

Unrivalled in large-scale luxury and impeccable quality, this striking statement residence reflects a simply exceptional calibre of living, nestled within a generous 506sqm setting with an ideal north-facing orientation. It's an extraordinary chance to secure a sought-after slice of a thriving community, positioned in the catchment for Ngarala Public and Marsden High School.

- Double-height foyer, statement lighting welcome with uncompromising elegance
- Ideal for extended family comfort, with ample room to gather and spread out
- Formal and informal lounges downstairs, plus an upstairs rumpus/family room
- Carefree entertaining, with bright and airy open plan kitchen and living zones
- Luxuriously appointed kitchen with butler's pantry, breakfast bar, gas stove
- Versatile patio designed for year-round hosting, with a sleek outdoor kitchen
- Generously proportioned bedrooms, two on the ground floor with built-in robes
- Oversized master retreat with large WIR, balcony and ensuite with a spa bath

**Inspect:** Saturday, 11th May 2024 2:00 - 2:20

**Price:** For Sale: \$3,100,000  
**Council Rates:** \$560.40 p/q  
**Water Rates:** \$195.46 p/q  
**Strata Rates:** \$600.78 p/q



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GROUND FLOOR

Internal Size: 411sqm



FIRST FLOOR



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.