



23 The Greenway Duffys Forest, NSW

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## A Residence of Luxury and Elegance in an Exclusive Estate Setting

Sprawling over 2,075 sqm amid sweeping estate-like grounds, this sublime family sanctuary offers a prestigious semi-rural lifestyle in a serene bushland setting adjacent to the exclusive Terrey Hills Golf and Country Club and within a 35-minute drive of the CBD. Inviting and elegant, finished in a classic style and flowing over a single luxuriously spacious level, this beautiful home epitomises easy family living at its' finest.

- Deluxe French provincial-style granite kitchen with European appliances, generous island and adjoining casual meals area
- Separate study near front door with built-in storage and garden outlook
- Formal living/dining with gas fireplace and multi-paned glass French doors
- Casual living with wood fireplace adjacent to kitchen; additional living offering versatility as a media room or family room
- Palatial master suite with walk-in robe, large ensuite with tranquil garden outlook
- Three additional queen-sized bedrooms, all with built-in robes

**Price:** Auction Guide \$4,300,000  
**Council Rates:** \$859.00 p/q  
**Water Rates:** \$171.00 p/q



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STONE



Internal Living: 399 sqm  
External Living: 28 sqm  
Total Living Area: 427 sqm



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.



Site Plan

Internal Living: 399 sqm  
External Living: 28 sqm  
Total Living Area: 427 sqm



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.