



25A The Parade Russell Lea, NSW

4 1 3 3

Luxe family masterwork in cherished bayside address

Architecturally designed to exacting standards, this tri-level family retreat is a true exemplar of contemporary luxury. Lavishly appointed with the finest artisan materials, it reveals flexible living zones, sumptuous accommodation and Mediterranean inspired alfresco entertaining. An artful balance of form and function, its coveted setting is steps from Russell Park and the water's edge.

- Grand foyer entry with soaring glass void, blend of oak and Italian tiled floors
- Open layout of living and dining zones appointed with gas fireplace and wet bar
- Flexible lower level family/media room or teen retreat spilling to the outdoors
- Resort entertaining with alfresco dining, gas heated pool and tropical gardens
- Black marble kitchen appointed with top Miele appliances and a butlers' pantry
- Lavish bedrooms with built-ins and expansive main suite with vast walk-in robe
- Internal access to triple lock-up garage, home office, gym, multi-purpose room
- Ducted air conditioning, CCTV, built-in sound, video intercom, abundant storage

IMPORTANT INSPECTION INFORMATION

Inspect: Saturday, 18th May 2024 11:15 - 11:45
Saturday, 25th May 2024 11:15 - 11:45

Price: Contact Agent
Council Rates: \$663.00 p/q
Water Rates: \$149.00 p/q



Joseph Tropiano

0401 002 211



Irma Rinaudo

0426 240 502

25A The Parade
Russell Lea



Lower Ground Level



Level Two



Level Three



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.

25A The Parade
Russell Lea



Lower Ground Level

Level Two

Level Three



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.