



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.

**Price:** \$5,150,000  
**Council Rates:** \$663.00 p/q  
**Water Rates:** \$149.00 p/q



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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.



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.