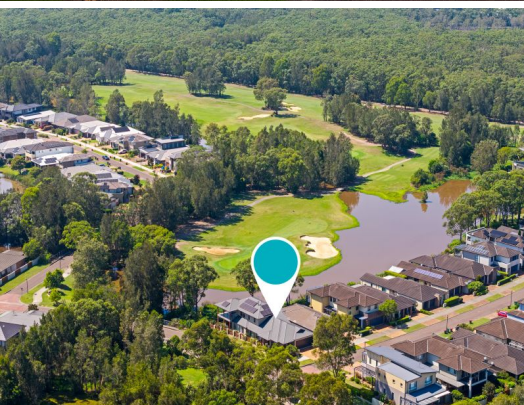




2 Emerald Waters Avenue Wyong, NSW

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Effortless Luxury Living Overlooking the 12th Green

Enjoy an exceptional position overlooking the 12th green within the prestigious Kooindah Waters Residential Golf Estate. This architect-designed residence has been purpose-built as a true passive solar home, combining intelligent design, luxury finishes and long-term livability across two beautifully crafted levels.

Floor-to-ceiling north-facing glazing fills the home with natural winter warmth, while three internal brick walls act as thermal mass to store and release heat throughout the day. Full insulation to all walls and ceilings, built-in pelmets, a 16kW solar system and fully ducted Panasonic air conditioning with upstairs/downstairs zoning ensure year-round comfort and efficiency.

The light-filled open-plan kitchen, living and dining area forms the heart of the home, featuring a designer kitchen with premium V-Zug appliances including induction cooktop and wok cooker, convection and steam ovens, integrated Miele refrigerator/freezer and Asko dishwasher. An expansive island bench with osmotic filtered drinking water flows seamlessly to a covered alfresco deck, complete with electric screen blinds and uninterrupted golf course views. An Escea gas fireplace adds wa...

Price:

\$1,500,000 - \$1,600,000



Jason Cozens

0414 447 035



Kit Gillings

0406 752 708

<https://www.stonerealestate.com.au/8622792>

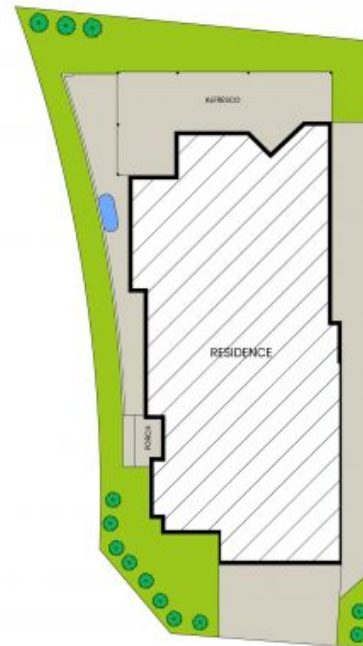
2 Emerald Waters Avenue Wyong



Ground Floor



First Floor



Site Plan

Internal Area: 291 sqm
External Area: 74 sqm
Garage Area: 37 sqm
Total Area: 402 sqm

PLEASE NOTE: These Floor and Site Plans have been generated for marketing purposes and are to be used as a guide only. While all care is taken, no guarantee can be given in respect of accuracy, sizes and dimensions are approximate, actual may vary.

