

# 10 Reliance Avenue, Yagoona, NSW 2199

## Duplex/Semi-detached For Sale

Wednesday, 12 June 2024

10 Reliance Avenue, Yagoona, NSW 2199

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 4**

**Type: Duplex/Semi-detached**



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## Auction

Immerse yourself in an environment where every detail has been thoughtfully crafted to provide the ultimate living experience. Designed by Dezcon and built by Superb Constructions, both industry leaders in the field, this prestigious property sets a new standard in luxury living, offering a seamless blend of sophistication, comfort, and sustainable living. It's not just a home, it's a lifestyle designed for those who seek the very best. Experience unparalleled luxury and modern elegance in this one-of-a-kind property nestled in the serene suburb of Yagoona. Imagine waking up in your lavish master suite, enjoying a morning coffee on the balcony, and spending sunny afternoons by your private sparkling pool. Host elegant dinners in the gourmet kitchen or relax in one of the living areas flooded with natural light. Whether you're entertaining guests or enjoying a quiet evening with family, this home caters to every need with style and grace. The expansive floor plan of this home is designed to cater to the needs of a growing family or those who love to entertain. Each of the five bedrooms is generously sized and features custom-built wardrobes, providing ample storage space. The heart of the home is undoubtedly the gourmet kitchen, equipped with top-of-the-line Miele appliances, a 100mm super white stone breakfast bar, and a walk-in pantry. The innovative pop-up SMEG range hood and integrated gas Pitt cooktop offer a sleek and functional cooking experience. The kitchen seamlessly flows into the spacious dining and living areas, all bathed in natural light. The living room features an integrated floating marble TV unit and an electric fireplace set against a Venetian plaster feature wall, creating a cosy yet sophisticated ambiance. Outside, the property continues to impress with a sparkling inground swimming pool featuring a waterfall and a Viron 10 phone-controlled home automation pool heating system. The pool area creates a private oasis for relaxation or entertaining. Located within proximity to shops, schools, parks, and transportation, this property offers the ideal blend of comfort and convenience. If you're a homeowner looking for a luxurious sanctuary, this residence presents a golden opportunity.

**Property Features Overall:-** High-end European Hydraulic Lift reaching all three levels- 8-kilowatt Solar System, CCTV Cameras and LED Lighting throughout- Curved feature staircase- Zoned ducted Daikin Air Conditioning System and Intercom- Super White natural stone used throughout- Skylights providing abundant natural light- Four-car basement with metallic Epoxy flooring- Remote-controlled curtains and blinds

**Ground Floor:-** Underfloor heating throughout- Second living area/bedroom with floating ceiling- Full bathroom with bronze fixtures, integrated Super White basin, and fluted shower screen

**Separate laundry-** Electric fireplace built into Venetian plaster feature wall- Timber cladding smart door with keyless entry

**Kitchen:-** 100mm super white stone breakfast bar- Pop-up SMEG range hood and integrated gas Pitt cooktop- Miele oven, speed oven, coffee machine, conventional microwave, and integrated fridge/freezer- Automatic hidden pop-up PowerPoint- Walk-in pantry- Zip tap providing instant filtered boiling, chilled, and sparkling drinking water

**First Floor:-** Chevron flooring fitted with underfloor heating- Main bathroom with bronze fixtures, an integrated Super White basin, fluted shower screens, and fluted bathtub- Master bedroom with balcony, walk-in robe, makeup bench, and lavish ensuite with a double shower head, bench seat, integrated Super White basin, and fluted curved shower screen, offering a private retreat within the home- Custom built-in wardrobes in all upstairs bedrooms

**Backyard:-** Kitchenette, Tucker BBQ, mini bar fridge, range hood and ceiling fan- Natural stone feature wall- Inground swimming pool with feature waterfall- Viron 10 phone-controlled home automation pool heating system

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