

**102/172-174 Russell Avenue, Dolls Point, NSW 2219** Raine&Horne.

**Sold Unit**

Thursday, 9 November 2023

102/172-174 Russell Avenue, Dolls Point, NSW 2219

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



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**\$1,245,000**

This East facing luxury apartment home situated in the highly acclaimed "Shore Dolls Point" building incorporates multifunctional design and layout. An east facing undercover balcony has spotted gum flooring and a Gosford Quarry sandstone balustrade. The balcony is fitted with bifold louvers on the balustrade and bifold doors off the living area which allows for numerous ventilation and lighting possibilities. The kitchen counter is also fitted with bifold windows which open on to the balcony. This is a cleverly designed space with multiple uses. The opulent king size master bedroom features a lavishly appointed en-suite bathroom with semi recessed basin, travertine vanity top including travertine wall features, frameless shower screen, drencher, and Grohe tapware. In addition to the two spacious bedrooms the apartment includes an oversized media room with bifold doors which can also be used for multiple purposes. A fully appointed gourmet kitchen incorporates Miele appliances with additional features including satin polyurethane cabinets with soft close drawers, oversized Caesar Stone benchtop with under mount double bowl sinks, Grohe mixer and extra wide fridge space with water point for icemaker. This luxurious apartment home also features: Beautifully finished travertine Lift Foyers with lift access from the basement carpark, secure key card access at all entry points, ducted air-conditioning, spa bath to main bathroom, solid spotted gum hardwood floors to kitchen, living, dining and media room, auto lock up garage with additional storage and rainwater harvesting for automated irrigation of fully landscaped gardens. This magnificent executive apartment presents as new, it has been freshly painted with installation of new 100% wool carpets and roller blinds and polished and sealed natural stone surfaces. Intelligently designed, beautifully created, and ideally located opposite Cook Park and Dolls Point Beach. Easy level walk to popular choices of restaurants, cafés, clubs, and essential to wellbeing lifestyle attractions. **DISCLAIMER:** Every precaution has been taken to establish accuracy of the above information but does not constitute any representation by the vendor or agent. Prospective purchasers are urged to rely on their own enquiries.