

# 163 Birdwood Road, Georges Hall, NSW 2198

## Duplex/Semi-detached For Sale

Wednesday, 27 December 2023



163 Birdwood Road, Georges Hall, NSW 2198

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 340 m2

Type:

Duplex/Semi-detached



Mai Le

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Matthew Everingham

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## Auction

Illustrating a refined sanctuary that blends sophistication with modern opulence, this brand-new duplex flawlessly presents bright, open spaces and family comforts. Brimming with a thoughtful design, flaunting a free-flowing floor plan including multiple leisure areas, five bedrooms and palatial interiors throughout, this impeccable home offers an incredible opportunity for a contemporary family lifestyle in an enviable setting. ESSENTIALS & INCLUSIONS:- Striking modern façade perfectly crafted by 'Champion Homes' featuring an immaculate front entrance and gardens, peacefully set on a convenient, treelined street- Stepping into a superb living room with stunning high ceilings and stone look tiles throughout- Effortless flow through multiple leisure spaces including expansive open plan living and dining area - Cutting edge designer kitchen with immaculate stone benchtops, grand island breakfast bar with pendant fixtures, gas cooking, glass splashback, walk in pantry, high-quality stainless-steel appliances and seamless cabinetry- Sublime outdoor area boasting an undercover entertaining space perfect for year-round alfresco dining, overlooking a sweeping grassed area perfect for the childrens enjoyment- Five generously sized bedrooms complete with excellent built in wardrobes, fifth bedroom with walk in robe separately located on the ground floor ideal for guest or in law accommodation- Stately master suite opulently appointed with a luxury ensuite and admirable walk-in wardrobe- Three state-of-the-art bathrooms across both levels, main with luxe bathtub and a powder room upstairs - Automatic single garage with internal access- Quality Inclusions: Internal laundry, ducted air conditioning, pendant lighting, downlighting, pet friendly and ample storage space LIFESTYLE & EDUCATION:- Close to a myriad of popular local eateries, restaurants, and essential amenities such as Bass Hill Plaza and Bankstown Central- Short stroll to the waterside and an array of parklands- Minutes away from bus stops and public transport links- Proximity to elite private and public schoolsDISCLAIMER: While Richard Matthews Real Estate have taken all care in preparing this information and used their best endeavours to ensure that the information contained therein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Richard Matthews Real Estate urge prospective purchasers to make their own inquiries to verify the information contained herein.