

# 19 Emery Avenue, Yagoona, NSW 2199

AUSREALTY

## Sold Duplex/Semi-detached

Friday, 3 November 2023

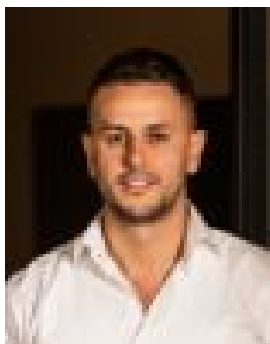
19 Emery Avenue, Yagoona, NSW 2199

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: Duplex/Semi-detached



Daniel Sutarov  
0290718668



Caitlin Giannoulis  
0290718668

**\$1,470,000**

"I take great pride in this home- it embodies the epitome of modern living. Situated in a prime position, just moments from schools, transport and shops, this residence offers the perfect blend of style, comfort, and convenience. We just hope whoever calls this place home will enjoy it everyday for years to come." - Builder- Generously proportioned, this brand new double brick home promises a luxury living experience, perfect for families or a lucrative option for investors- Four sun-soaked bedrooms with the master suite boasting a walk-in robe and spacious ensuite- Three pristine bathrooms equipped with premium fixtures, main with skylight and freestanding luxe bath, floating vanity and floor-to-ceiling tiles- Expansive, naturally lit open layout living and dining space leading to the outdoor space- Contemporary kitchen with high-end appliances, sleek shaker joinery with subway tile splashback combined with glass cabinetry above and island bench for ample space- Enjoy integrated air-conditioning and secure off-street parking with a spacious double lock-up garage- The outdoor space shines with its covered entertaining area including gas cooktop leading to a low maintenance grassed area- Located within close proximity to shops and public transport, moments from Graf Park, plus schools like Yagoona Public School and Birrong Boys High School ensuring central access to all amenities