

# 2 Kuyora Place, North Narrabeen, NSW 2101

Laing+Simmons

## House For Sale

Tuesday, 7 May 2024

2 Kuyora Place, North Narrabeen, NSW 2101

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 544 m2

Type: House



Chris Gamarra  
0299702400



James Lamplough  
0299702400

**Guide: \$2,450,000**

Step inside this immaculately presented family home where design and thoughtful details combine to create a truly remarkable home on Sydney's Northern Beaches. Beautifully positioned in a quiet residential cul-de-sac, this architecturally designed home has all the modern luxuries. Welcomed by cascading landscaped terraces, the first impressions internally of vaulted ceilings with exposed beams are truly breathtaking. Central to this stylish home is a modern kitchen with no detail missed. Featuring Caesarstone benchtops, a German designed Bora cooktop with automatic ignition and downdraft exhaust system and high-end Westinghouse appliances. With two spacious living areas and a layout that is perfectly designed for family life, this home is a true masterpiece in effortless living. Three generous bedrooms and the master featuring a stylish ensuite are exceptional additions to this already spacious residence. The main bathroom is thoughtfully designed with a freestanding bath, floor to ceiling tiles and designer tapware. Externally you can enjoy multiple outdoor entertaining options, allowing you to chase the sun year round. Additional features include, travertine walkways, landscaped gardens, decked pathways, a home gym and expansive triple garage with epoxy flooring, internal laundry, clever hidden storage details, ducted air conditioning and polished flooring throughout. + Vaulted ceilings featuring exposed beams + Two separate living areas + State of the art kitchen with Caesarstone benchtops and Westinghouse appliances + Stunning bathroom with freestanding bath and floor to wall tiling + Multiple outdoor entertaining spaces + Effortless living with free-flowing layout + 3 generous bedrooms with BIR's + Master bedroom featuring designer ensuite + Travertine walkways, landscaped gardens and decked pathways + Expansive garage with epoxy flooring + Home gym set up + 10.64kw Enphase solar + 13.5kw Tesla Powerwall + Ducted air conditioning + Centrally located to schools, shopping, transport and beaches Rental Estimate: \$1500 - \$1600 per week. Council Rates: \$462 pq approx. Water Rates: \$172 pq approx. Laing+Simmons Narrabeen make no representations to the accuracy of the information provided by our vendors. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes.