

# 25 Berripa Close, North Ryde, NSW 2113

STONE

## House For Sale

Friday, 15 March 2024

25 Berripa Close, North Ryde, NSW 2113

**Bedrooms: 4**

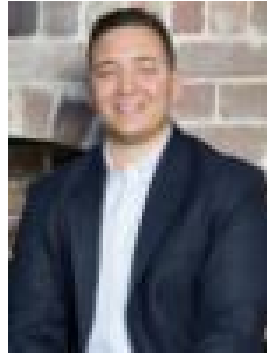
**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Jason Segon  
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James Sarzano  
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## Guide \$2,400,000

This impeccably crafted and designed luxury duplex is a rare find located in one of North Ryde's best streets. Boasting a full-brick construction, with seamless indoor to outdoor living and multiple living areas, this property will be perfect for your growing family or entertaining guests. Not only does this property exude luxury living and a contemporary style, it's unmatched in its luxury finishes/features and impeccable build quality whilst delivering on a low maintenance proposition for those who love to entertain or relax. Conveniently located between Top Ryde and Macquarie Shopping Centre, and numerous local cafes and shops. This is a property that you have to see for yourself. - The ultimate in high-end finishes and luxury living- Low maintenance back yard- Multiple living spaces- Outdoor alfresco converts to another indoor living space- 4 bedrooms with built-in robes. LED feature lights throughout- High floor to ceiling windows with ample amount of natural light.- Generous-sized butler's pantry, and separate laundry.- Automatic remote-controlled blinds throughout- Underfloor heating in the bathrooms- Outdoor pool and entertaining space - Full-brick construction/concrete slab - Close proximity to Top Ryde and Macquarie Centre

**Luxury features -**

- Smeg 900mm appliances (Gas Cooktop, Electric Oven & Rangehood)
- Smeg Built-in microwave
- ZIP in Butlers Panty / Laundry
- F&P Integrated fridge (with inbuilt ice maker)
- Parisi boutique tapware and bathroom fixtures throughout
- Parisi freestanding bathtub
- Daiken Ducted Air-conditioning throughout (cooling & heating) (Via controller and wireless access via tablet or mobile phone)
- Electrical Built-in Fireplace (Remote access)
- Underfloor Heating to Ensuite
- Underfloor Heating to Main bathroom
- All Lighting efficiency
- Venetian plaster built-in TV & Sound Bar cabinet
- Premium range Clipsal Zen switches, PowerPoints & USB inbuilt ports into PowerPoints for tablets and smart phones charging.
- Premium IXL exhaust fans, heating lighting and normal lighting in all wet areas and bathrooms.
- Commercial Grade Windows and sliding doors.
- Polyurethane high-quality kitchens
- Polyurethane high-quality wardrobes and linen cupboards
- Premium range curtains
- Premium range Electric blinds (via remote)
- Bosche Alarm system
- Security Cameras video & audio (wireless access via tablet or mobile Phone)
- Integrated Skirting board with shadow line
- High Ceilings with shadow lines
- 40mm stone benchtops, kitchen, laundry, and bathrooms
- Maintenance free aluminum solid entry door
- Hardwood Engineered, European Oak, Herringbone Pattern 'Parana' flooring upstairs throughout including all bedrooms
- Polished concrete finish to garage floor
- Instantaneous Hot Water System
- Garage room electrical remote access
- Structural concrete slabs construction
- Double brick downstairs construction
- LED strip lighting External
- Polished concrete finish in garage door floors.
- Heated electric swimming pool (access via mobile phone as well)
- Premium outdoor electrical blinds.
- 2nd outdoor undercover entertainment area which can be opened or closed by the push of a button. (Remote access)
- Outdoor built-in gas Beefeater BBQ
- Outdoor Sink and Parisi Tap
- Outdoor joinery BBQ cabinet
- Outdoor Bluetooth speakers build in ceiling space. (Wireless connectivity available with table or mobile phones)
- Outdoor TV points available.
- Irrigation for all grass and planting (operative on irrigation controller and timer)
- Lock up garage
- External timber look slats (maintenance free aluminum)
- Balcony soffits high quality concrete finish