

31A Agincourt Road, Marsfield, NSW 2122

Duplex/Semi-detached For Sale

Saturday, 18 May 2024



31A Agincourt Road, Marsfield, NSW 2122

Bedrooms: 5

Bathrooms: 4

Parkings: 2

Type: Duplex/Semi-detached



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Auction

A blueprint for excellence in exceptional contemporary architecture - 31A Agincourt Rd in Marsfield is absolute perfection - 5 bedroom, 4.5 bathroom family haven. There is no doubt this is exactly what you've been waiting for. Just completed and underpinned by dual concrete slabs and a full brick construction this is a home for all the senses. A neutral pallet and soaring ceilings impart a serene ambiance where lots of windows and skylights welcome abundant daylight. A streamlined stone kitchen is poised perfectly at the heart of it all. Premium Miele appliances with a stylish butler's pantry make it an inspiring chefs' kitchen and when entertaining there's that ease of indoor/outdoor connectivity. The living and dining extend through to the alfresco deck and being north-east to rear you are promised plenty of sunshine. The accommodation of 5 bedrooms means your guests are always welcome and given the 4th bedroom has its own private entry and ensuite it is ideal for guests or the extended family. The home office is also such a wonderful bonus and as the family grows, could easily be the 5th bedroom. What I really love about this floorplan is the second level. The French timber-oak chevron floors sweep you into a lofty rumpus which is perfect for children when or working from home, you have this fantastic study zone complete with in built study desks. All three bedrooms on this level have their own luxurious ensuites, two with WIRs but of course the main bedroom is particularly special with its double vanity, bath and Juliette balcony. Main features:- Quality full brick and dual concrete slab construction- Timeless interior design with high end finishes throughout- Sun-drenched living area combined with dining area connecting to the private courtyard- Versatile floorplan enables effortless conversation between living areas and in-law accommodation- Exquisite gourmet gas kitchen with 40mm stone benches, Miele appliances and full sized walk-in butler's pantry- Generous sized sunny bedrooms, 4 enjoys its own lavish ensuites and 2 have luxurious WIRs- Floor to ceiling tiles to all the bathrooms, one including a bathtub to indulge complete with double vanity- Sunlit rumpus in the upper level boasting study nook with inbuilt desks and storages- Internal laundry is well designed with ample storage- Levelled private yard with covered entertaining deck and barbeque facility, creating a wonderful space for leisure and family/friends gatherings- A combination of French engineered Chevron Oak timber floorboards and porcelain tiles throughout- Digital entry door lock, zoned ducted air-conditioning throughout- Automatic garage with internal access plus extra off-street parking- Beautifully designed and built, ready for a deluxe easy maintenance lifestyle- Zoned for Eastwood Heights Public School, Epping Boys High School, Ryde Secondary College This is one of Marsfield's premium streets being moments to every amenity but to find something brand new with such high end, quality finishes - well that's the best part of it all! Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.