

# 322 and 322A Ninth Avenue, Austral, NSW 2179



## Sold House

Friday, 16 February 2024

322 and 322A Ninth Avenue, Austral, NSW 2179

**Bedrooms: 6**

**Bathrooms: 4**

**Parkings: 2**

**Type: House**



Tirtha Acharya  
0296186209

**\$1,267,000**

Welcome to an unparalleled living experience in the lap of luxury, where sophistication meets convenience in this prestigious residence with a stunning 1 bed granny flat. This home has the wow factor, with indulgent interiors adorned with the finest finishes, where grandeur meets comfort. Enjoy the expansive living on both levels, which are bathed in natural light, perfect for lavish entertaining or serene relaxation. The craftsmanship of home no detail has been spared in the construction of this masterpiece, with exquisite luxury throughout every corner of the home.

**Key Features**

- Modern façade with full render and timber feature
- Large porch area leading to a grand entry with a feature wall.
- Main house comes with 4 Bedrooms and study room and one bedroom granny flat.
- Generous master suite with ensuite & wall length built in robe, and a balcony.
- Large study area, that leads to a balcony.
- Second bedroom also has an ensuite.
- Luxury bathrooms, with high end black matte finishes
- Powder room
- Upstairs lounge room
- Downlights and square set cornice all throughout the house
- Wide entry door with smart lock
- Floating staircase with glass balustrade
- Tiled living downstairs 1200mm x 600mm
- Timber flooring upstairs
- Gourmet kitchen with 900mm stainless steel appliances
- Kitchen cabinetry to the ceiling
- Stone bench top in the kitchen, bathrooms, and laundry.
- Tiled Alfresco area with timber feature ceiling.

Granny Flat with Separate Gas and Electricity Meter

The epitome of convenience, the attached granny flat offers a separate living space complete with a full kitchen, living area, 1 bedroom, and bathroom. Ideal for guests, in-laws, or as a rental income opportunity, the granny flat provides versatility without sacrificing luxury.

Potential Rent: \$1,150 - \$1,200 per week.

Prime Location of Austral, nestled in a prestigious neighbourhood, enjoy easy access to all the amenities, schools, childcare, ensuring a lifestyle of luxury and convenience.

- 2 Minutes Walk to Under Construction Childcare and School
- Short drive to Leppington Shopping Centre, Train Station, Austral Bowling Club, Austral Public School and Local Retail Precincts

##### Location Alert: Google map isn't accurate for this address. Type 534 Ninth Avenue, Austral instead of 322 Ninth Avenue and then only it takes you to the house. Please also refer to the location photo included in the photos section

##### Disclaimer: Multi Dynamic Ingleburn believes that all information contained herein to be true and correct to the best of our ability and in no way misleading, however, all interested parties are advised to carry out their own enquiries and relevant searches.