

35 Catamaran Street, Manly West, Qld 4179



Sold House

Sunday, 13 August 2023

35 Catamaran Street, Manly West, Qld 4179

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 423 m2

Type: House

\$1,333,000

Welcome to 35 Catamaran Street, Manly West, where luxury meets elegance. This brand-new "Pathway Homes" build is an Oasis that will leave you breathless. As you step inside this stunning residence, you will be greeted by the grand entrance that sets the tone for the rest of the home which has been meticulously crafted to ensure every inch of space is utilized to its fullest potential. Experience the epitome of open plan living on the ground floor, flooded with natural light, creating a warm and inviting atmosphere. With a kitchen featured in the heart of the home, as well as a separate kitchen outside for entertaining, this space will inspire your culinary creativity. The open-plan design seamlessly connects the indoor and outdoor spaces, allowing for effortless entertaining and relaxation. Imagine hosting summer barbecues or enjoying a glass of wine on the covered patio whilst the children create life-long memories swimming in the inground pool or playing on the sprawling lawn. Indulge in the ultimate privacy and tranquillity with the perfect separation of the 5 bedrooms, all thoughtfully situated on the first floor. Each bedroom offers a serene retreat, allowing you to unwind and recharge in your own personal oasis. The master suite is a true sanctuary, complete with separate sitting space, walk-in wardrobe, makeup station and a luxurious ensuite bathroom. Located in the highly sought-after suburb of Manly West, this property offers the perfect balance of tranquillity and convenience. With easy access to schools, parks, shopping centres, and public transport, everything you need is right at your doorstep here at 35 Catamaran Street, Manly West. Property features include:

Ground floor:

- Ducted air-conditioning
- 2.7m ceilings throughout
- Grand timber staircase with 5.6m ceilings
- Urban Oak Hybrid Flooring
- Sprawling open plan living
- Main Kitchen with stone benches, island bench with breakfast bar, walk-in pantry, black matte finishes, double plumbed fridge space, soft close drawers, dishwasher, and freestanding oven with gas cooking
- Additional kitchen for outdoors entertaining with built in barbeque, ample storage and bench space
- Outdoor entertaining area with epoxy flooring overlooking grass and inground pool with adjoining pool house
- Private study nook with built in desk and drawers
- Laundry with modern features including ample bench space, storage and clothes hanging station
- Garage with epoxy flooring
- Powder room
- Ceiling fans

First floor:

- Ducted air-conditioning
- 5 bedrooms including Master suite
- Vast Master Suite includes a separate sitting area, generous walk-in robe with built in storage and make-up station, ceiling fan, ensuite with separate toilet room, his and her basins, matte black finishes, dual shower head including rainwater shower head and floor to ceiling feature tiles
- Additional 4 bedrooms including ceiling fans, two with walk-in robes and 2 with mirrored sliding door wardrobes
- Landing area with walk-in storage cupboard, perfect for children's play area or a place for parents to relax
- Main bathroom with separate powder room, freestanding bath, shower with matte black finishes, floating cabinetry, and floor to ceiling feature tiles
- Plush carpet and roller blinds throughout

Additional features include:

- Fully fenced
- "My Place" smart technology
- Video intercom
- Alarm System
- Ducted vacuum
- Crimsafe throughout
- An abundance of natural light
- Bottled gas
- Gas hot water
- Chlorinated inground pool

35 Catamaran Street, Manly West offers an exclusive opportunity and only an inspection will unveil all that is on offer at this truly magnificent bayside residence. DISCLAIMER: In preparing this information, we have used our best endeavours to ensure that the information contained therein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers should make their own inquiries to verify the information contained herein. All information contained by Tamara Hall Properties is provided as a convenience to clients.