

37 Sixteenth Avenue, Austral, NSW 2179



Sold House

Thursday, 14 September 2023

37 Sixteenth Avenue, Austral, NSW 2179

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 450 m2

Type: House



Ibrahim Merjan
0402532987



The Merjan Team
0402532987

\$1,385,000

CONTACT IBRAHIM MERJAN FROM THE MERJAN GROUP TODAY FOR AN INSPECTION ON 0402 532 987! Want a convenient have-it-all property? Modern house appliances, mapping, colours, and fixtures make this house a gateway to the future. This one of a kind prestige 32sqm property is inclined to make its residents instantly comfortable with edgy textures and fittings. The combined living area and dining area are accompanied by a state-of-the-art kitchen. The built-in laundry room is as modern and handy as the rest of the house components. These provide the ideal spot for spending weekends as well as supporting busy weekdays. The study space just behind the dining area is aptly secluded while using the extra space efficiently. You can alternatively use it for any creative purpose deemed suitable. There is an extra open-air kitchen built in the elegant backyard for hosting memorable get-togethers. The cherry on the cake is the beautiful neighbourhood and easy access to an array of recreational activities that makes living here a dream come true for any individual. Additional features:

- 60mm Engineered Smartstone
- Three metre (10 foot) high ceilings throughout the house
- Commercial windows with neutral low-e glass
- Built in recess throughout house
- Fully glazed black leather brick
- Interlocking flat roof tiles
- Full insulation walls and ceilings
- Commercial aluminium windows with neutral glass
- 60mm Petra Grigio Smartstone
- 900mm Smeg appliances including integrated dishwasher
- Frameless built in wardrobes
- European stone sinks
- Mounted pull out bins indoor & outdoor kitchen
- Polyurethane kitchen, laundry and bathroom vanities
- Inspire tapware
- Forme freestanding bathtub
- 240mm custom made frameless shower screens
- 240mm doors
- Clipsal Saturn glass power points
- Pendant lighting
- Built in camera system, intercom and alarm system
- Custom composite decking front and back
- 18 KW Actron Air Ducted Airconditioning