

**39 doris street, Picnic Point, NSW 2213**

**Duplex/Semi-detached For Sale**

Tuesday, 9 April 2024



39 doris street, Picnic Point, NSW 2213

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Type: Duplex/Semi-detached**



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**\$1,475,000**

this beautiful home brings together a unique design with streamlined living and carefree indoor/outdoor entertaining wrapped with views. an internal floor space of 222sqm for your family and friends with the highest quality finishes for a luxury lifestyle. located in a quiet street within walking distance to all amenities, including georges river national park, public schools, picnic point high school, local shopping mall and local transport. features:

- ultra spacious open plan living
- state of art kitchen with european appliance
- 4 sunny bedrooms, with one downstairs
- 3 full luxury bathrooms
- sandstone walls blend with frameless glass balustrades
- curved travertine and stainless-steel staircase
- basement with 4 car sized garaging
- huge basement workshop/basement entertainment area
- split air-conditioning in all bedrooms and living room
- fully tiled downstairs with brand new floorboards upstairs
- adjacent to the georges river and nature walks
- approximate rental income \$1,100/week

total internal area 222m<sup>2</sup> council rates \$405/quarter water rates \$173.29/quarter + usagewe have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. prospective purchasers are advised to carry out their own investigations.