

# 45A Moffatts Drive, Dundas Valley, NSW 2117

## Sold Duplex/Semi-detached

Saturday, 13 April 2024



45A Moffatts Drive, Dundas Valley, NSW 2117

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 341 m2

Type:

Duplex/Semi-detached



Tom Yee Tat Chan (Tom)  
0298713668



Kwong Lum Ho (Ricky)  
0298713668

**\$1,750,000**

Tranquil Bush Reserve Haven - Stunning 4 Bedroom Duplex! Discover the epitome of urban convenience and natural serenity in this captivating 4-bedroom duplex. Positioned within minutes' walk to the upcoming Telopea Light Rail station, Sturt Park, and local shops, this residence offers unrivaled accessibility to transportation, green spaces, and everyday essentials. Experience the perfect fusion of contemporary living and natural splendor in this remarkable duplex. Features:

- \* Indulge in ultimate relaxation within the master bedroom, boasting an ensuite bathroom and a private undercover balcony overlooking the lush bush reserve.\*
- Entertain with finesse in the expansive open-plan living and dining area, seamlessly integrated with the well-appointed kitchen, perfect for family gatherings and culinary pursuits.\*
- Tailor your space to your needs with a separate formal lounge, easily adaptable into a home office or study, providing an ideal setting for remote work and productivity.\*
- Step into your personal retreat with a meticulously landscaped backyard, featuring an undercover patio, offering an ideal ambiance for outdoor entertaining and relaxation.\*
- Neat Modern kitchen with the enjoyment cooking in style with stainless steel appliances, gas cooking, a dishwasher, ducted rangehood, and ample cupboard space for storage.

Experience the perfect fusion of contemporary living and natural splendor in this remarkable duplex. Designed to enhance your lifestyle, each detail reflects a commitment to comfort and functionality. With effortless access to transportation, green spaces, and local amenities, this residence offers a harmonious balance of convenience and tranquility. Don't miss the opportunity to make this exceptional property yours. Contact Tom Chan on 0448 456 065 or Ricky Ho on 0411 445 503 today for a private viewing and embark on your journey to refined living!

Disclaimer: The information presented has been furnished from sources we deem to be reliable. We have not verified whether or not the information is accurate and do not accept any responsibility to any person and do no more than pass it on. All interested parties should rely on their own enquiries in order to determine the accuracy of this information.