

**48 Amesbury Avenue, Sefton, NSW 2162**

**Duplex/Semi-detached For Sale**

Thursday, 11 April 2024



48 Amesbury Avenue, Sefton, NSW 2162

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 278 m2**

**Type:**

**Duplex/Semi-detached**



Mark Saleh  
0286685754



Michael Pavlov  
0286685754

## Price guide \$1,000,000

Tucked away at the end of a leafy cul-de-sac, this contemporary duplex presents a sleek minimalist design across two levels, boasting premium finishes throughout. Featuring four bedrooms, an expansive entertainers' lounge, and a secluded backyard, it promises a lifestyle of effortless family living in a coveted location. Positioned conveniently between Sefton and Chester Hill, this property offers easy access to shopping, transportation, and schools- Generous interiors, lounge/dining space are awash with natural sunlight- Private backyard is well-maintained and perfect for entertaining/gatherings- Designer kitchen is equipped with stone benches and steel gas appliances- Four double bedrooms are each fitted with a mirrored built-in wardrobe- Master bedroom has a private balcony with elevated views and an ensuite- Stylish bathroom features floor-to-ceiling tiles, separate bath and shower- Ducted air-conditioning, downlights, blend of polished tiles and timbers- Single automatic garage, storage and internal access, driveway parking- Conveniently within the Sefton Selective School Catchment- Located just 550m from Sefton Station and its neighbouring shops/cafes- Situated 1.3km from Chester Hill Station, Chester Square Shopping Centre

DISCLAIMER: While PACE Property Agents have taken all care in preparing this information and used their 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. PACE Property Agents urges prospective purchasers to make their own inquiries to verify the information contained herein.