

# 4A Walker Avenue, Gymea, NSW 2227



## Duplex/Semi-detached For Sale

Friday, 1 March 2024

4A Walker Avenue, Gymea, NSW 2227

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 380 m2

Type:

Duplex/Semi-detached



Ben Pike

0295254666



Tracey Fenwick

0295254666

## **Auction | Guide \$2,000,000**

An architectural triumph showcasing grand proportions with state-of-the-art finishes and a versatile floorplan, this magnificent residence has been expertly engineered to create the ultimate environment for families who love to entertain. Ideally located close to schools, shops, sporting fields, transport and waterways, enjoy a convenient, walk-everywhere lifestyle.- Sleek interiors flow to alfresco area complete with plunge pool and level yard- Extensive use of glass and high ceilings allow for an abundance of natural light- Open plan living area enhanced by custom joinery, gas fireplace, sheer curtains - Extensive kitchen featuring Miele appliances, butlers pantry and substantial storage- Focus on practical living with inclusion of study, hidden storage and block out blinds- Three bedrooms with BIR's, oversized master complete with walk in robe and ensuite- Single lock up garage plus additional off street parking, Torrens Title duplex- Design plans for possible fourth bedroom with built in robe, easy conversion

Approximate Quarterly Outgoings: Council Rates: \$705.90 | Water Rates: \$171.41

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