

**5/1A Durham Street, Concord, NSW 2137**



**Duplex/Semi-detached For Sale**

Friday, 17 May 2024

5/1A Durham Street, Concord, NSW 2137

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 3**

**Area: 181 m2**

**Type:**

**Duplex/Semi-detached**



**Matt Roffe**

0297396539

## AUCTION | CONTACT AGENT

Auction Location: ON SITE Situated on a Blue Ribbon street in Concord, this luxuriously appointed residence offers a waterside haven displaying a sleek but inviting designer feel. Architecturally designed and built to last, this duplex has exemplary attention to detail embraced by a private low maintenance courtyard in front & sunny entertaining space at the rear. The impressively seamless layout offers multiple living spaces with an eat-in kitchen at the center of the home catering to all areas and allowing ease of entertainment throughout the home. Premium Features Include:- Timber flooring throughout, move in ready having just undergone a full re-paint and LED light upgrade - Quality kitchen with walk in pantry and access to casual meal/breakfast area- 3 king sized bedrooms all with BIR, master and 2nd both enjoy access to private balcony- Tiled bathrooms and ensuite including bath, powder-room to guest level - Secure gated access, separate double garage with drive-through ability to enclosed courtyard allowing for boat/caravan accommodation- Kayak cover/storage in front courtyard that could easily be converted to a covered BBQ/outdoor kitchen area- Torrens title duplex at the end of a cul-de-sac setting, ensuring a peaceful sanctuary with absolute privacy Particulars (Approx): Council: \$335.00pw Water: \$182.00pw Neighbourhood Association: \$90.00pw Rent Approx: \$1600.00pw Size Total: 255sqm Set amid other high-quality homes on the water peninsula, this property is a major lifestyle choice, a short walk to CBD bus, Canada Bay foreshore walkways, shops and quality schools. Auction on-site Saturday 15th June 1:00pm Contact Matt Roffe of RE/MAX Kelly Roffe Group today on 0421 742 226. Private Appointments Welcomed.