

**72 Llewellyn Street, Rhodes, NSW 2138**

**DibChidiac®**

**House For Sale**

Thursday, 4 January 2024

72 Llewellyn Street, Rhodes, NSW 2138

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 308 m2**

**Type: House**



Dib Chidiac  
0290584438



Paul Caradonna  
0290584437

## Forthcoming auction

Please note our office will be closed for the festive season and this property will be available for inspection from Monday the 8th of January 2024. Please refer to the advert for open dates and times. We will respond to any enquiries when we return to the office. Nestled at the end of Rhodes' most desirable street, opposite Uhrs Point Reserve, and overlooking the Parramatta River, this architecturally designed near new home offers the best of both worlds. While tucked away from the hustle and bustle, this prized location is walking distance to Rhodes Station and Rhodes Central, and offers the convenience of modern day living. Alternatively, enjoy a walk along the beautiful Rhodes waterfront or the nearby recently upgraded McIlwaine Park complete with a beach and children's playground. The impressive double storey residence combines solid construction, sophisticated interiors and high end finishes to deliver a premium lifestyle. Downstairs offers a seamless indoor-outdoor flow and entertainer's kitchen, while upstairs bedrooms offer picturesque water views. Strategically positioned in the centre of Greater Sydney, with superb transport to any direction, including 25mins drive to the CBD and Sydney International Airport. This location is positioned to capitalise on future growth including rising interest and investment in the Rhodes Peninsula including a planned ferry wharf, and is within the school catchment of Concord West Public, the number one ranked coed primary school in NSW (based on Naplan 2023 results). - Light-filled open design with extra height ceilings, second living space/office on upper level- Granite island kitchen featuring Bosch appliances and European laundry- Designer light fittings and LED strips throughout, solid engineered timber and Italian tile flooring- Glass doors reveal a landscaped rear garden and alfresco- Four bedrooms all offering custom built-ins and two with ensuite- Master bedroom includes a northeast balcony with water views- Three bathrooms with underfloor heating plus ground floor powder room- Ducted smartphone controlled air conditioning, smart HD networked cameras, A/V intercom, alarms, and underground 3000L rainwater tank- Double garage with custom built-in storage, 5KW premium solar system, and electric vehicle fast charging outlet