

**73 Aprasia Avenue, Googong, NSW 2620**

**Sold House**

Sunday, 20 August 2023

73 Aprasia Avenue, Googong, NSW 2620

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 612 m2**

**Type: House**



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**\$1,375,000**

Step into a realm of unmatched sophistication within the walls of this extraordinary residence. An exceptional opportunity awaits you to claim a slice of executive luxury, showcased as a stunning display home. A seamless fusion of elegance and modern living characterizes this impeccable family home. Contemporary comforts effortlessly blend with cutting-edge design, shaping an ambiance that resonates luxury in every facet. Indulge in opulence as you step into the grand master bedroom, where an expansive contemporary walk-in wardrobe flows seamlessly into the lavish ensuite. Within the ensuite, a captivating feature shell mosaic wall takes center stage alongside a statement freestanding bathtub, an oversized shower, and a striking double basin vanity. Generously sized, three additional bedrooms each featuring built-in robes provide ample space for the entire family's comfort. Unwind within the segregated formal living area, where the ambience is enriched by a double-sided natural gas heater fireplace. Seamlessly connected to the covered pergola area, an inviting indoor-outdoor transition awaits. The modern kitchen boasts a spacious butler's pantry, Caesarstone benchtops and splashbacks, SMEG appliances, abundant cupboard and drawer space, and an induction cooktop. For the ardent entertainer, the alfresco area offers an idyllic stage, complete with a Weber Family Q3100S built-in BBQ. Step into sustainable living through solar panels and an electric boosted solar hot water system. The beautifully landscaped gardens are enhanced by an automated watering system. 73 Aprasia Avenue represents more than just a residence; it's a meticulously crafted masterpiece tailored to your lifestyle and entertainment aspirations. To learn more or schedule a viewing, don't hesitate to reach out to our dedicated sales team. Your opulent living experience awaits!

**Features:** Master bedroom with expansive walk-in wardrobe and ensuite Three additional bedrooms with built-in robes Formal living area featuring double-sided natural gas heater fireplace Blackbutt Engineered Timber flooring and plush carpets Kitchen with butler's pantry, 700mm SMEG appliances, and induction cooktop Covered alfresco area with built-in BBQ Double-glazed windows, plantation shutters, aluminium venetian blinds, and sheer curtains throughout Ducted heating and cooling system Spa 5kW Solar panels system Security system Conveniently located near schools, shops, and amenities