

**7A Federal Street, Minnamurra, NSW 2533**

**Duplex/Semi-detached For Sale**

Monday, 27 May 2024



7A Federal Street, Minnamurra, NSW 2533

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 289 m2**

**Type:**

**Duplex/Semi-detached**



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## New to Market

Discover this exquisite newly built, semi-detached duplex at 7A Federal Street. Perfectly positioned in the highly desirable Minnamurra, only 150m from the river shore. Architecturally designed, this innovative project prioritises efficiency, low maintenance, natural light, and native plant integration, creating a harmonious living environment. This property is a dream realised by its owners - a professional architect & builder - who aimed to create their ideal family home. The home's intelligent design spans three levels, taking complete advantage of the north/east orientation, welcoming copious amounts of natural light. On the ground level you will step into a spacious lounge area, seamlessly connecting to a breathtaking double-story atrium. This architectural masterpiece facilitates a visual connection to the meticulously designed roof gardens. Experience year-round comfort and style with burnished concrete heated flooring, reverse cycle air-conditioning and electric blinds. The upper level contains two spacious bedrooms, with custom built in robes, air-conditioning and 100% wool carpet, a home office with a purpose build desk, and a spacious main bathroom with freestanding bath, mirrored storage cabinet and operable skylight. Follow the open, solid timber stairs down to the lower ground and you will gasp at the open-plan kitchen/dining area that extends to the alfresco. The luxurious kitchen emphasises natural light with double-height ceilings enhancing the sense of space and openness. Showcasing high-quality finishes and appliances, with Caesarstone benchtops, polyurethane, oak veneer cupboards and heated concrete flooring. The expansive master suite is its own escape. The generous space allows for endless possibilities in layout and décor. You will experience luxury with a designer ensuite, an oversized walk-in wardrobe, plush wool carpet, underfloor heating, ceiling fan and air-conditioning. The level yard is a perfect space for the kids and pets and has DA approval for a plunge pool. A huge room beneath the double garage offers flexible use as a gym, workshop, home office, or storage for water sports equipment. Constructed with durable materials like double brick and double-glazed windows the home is built to last and requires minimal maintenance - perfect for its river/beach setting that is Minnamurra and Jones beach. Add Kiama Golf Course, shops & cafes all within 950m, you really will experience luxury & lifestyle in this dream home.