

**9A Wyralla Road, Yowie Bay, NSW 2228**



**Duplex/Semi-detached For Sale**

Thursday, 4 April 2024

9A Wyralla Road, Yowie Bay, NSW 2228

**Bedrooms: 4**

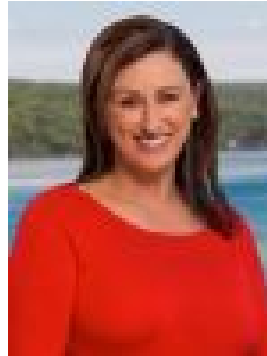
**Bathrooms: 3**

**Parkings: 2**

**Type: Duplex/Semi-detached**



Glenn Rosier  
0411103070



Joanne Rosier  
0420945765

## By Negotiation

Perfectly positioned within a prestige bayside locale is this exquisite near new home built to impressive scale. This extravagant family residence reveals a range of effortless entertaining spaces and offers the perfect lifestyle, while integrated resort-style facilities ensure uncompromising indulgence. Showcasing high end quality inclusions throughout, chefs will adore the spacious designer gourmet Marble kitchen equipped with premium appliances, an expansive island breakfast bar and sleek butler's pantry complete with additional walk-in pantry. Accommodating for family life at every stage, you will be able to enjoy the heated sparkling pool all year round, relax and entertain overlooking the easy-care level grassed yard, all within proximity to Yowie Bay Marina, local schools, shops, and transport. Features include: - High end quality fixtures and fittings throughout the home, ducted air-conditioning- Open plan living with sophisticated fireplace that radiates a sense of calmness- Dining and entertaining with bespoke cabinetry, and integrated space for television- Hostess Marble kitchen complete with island bench, dual oven/steamer, induction cook top- Sleek butler's pantry plus additional walk-in pantry creating more space for the growing family- Four well-proportioned bedrooms with custom built-in robes- Master retreat offers a private balcony, dual custom robes, and walk-through robe to magnificent ensuite- Spacious bathrooms on the upper-level highlight dual basins for convenience- Media/living room with bespoke custom-made cabinetry- Versatile floor plan for possible 5th bedroom accommodation on the ground floor- Level grassed yard and easy-care gardens for the astute buyer- Sparkling in-ground pool with the option to heat and enjoy all year round- Internal laundry complete with tub and additional storage- Lock up garage with internal access, carport, and additional off-street parking- Garaging with EV Charger, 3 phase power and wall to wall bespoke storage- Tranquil yet convenient setting, close to local cafes, Yowie Bay Marina & Pontoon, Westfield, and transport.