

**130A Kangaroo Point Road, Kangaroo Point, NSW
2224**



Duplex/Semi-detached For Sale

Wednesday, 3 July 2024

130A Kangaroo Point Road, Kangaroo Point, NSW 2224

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Duplex/Semi-detached

\$2,500,000 - \$2,600,000

Nestled in the serene and picturesque locale of Kangaroo Point, this beautiful waterfront retreat embodies timeless architecture and luxurious, high-end materials, creating an unparalleled sanctuary. Situated exclusively on the top floor of a well-designed horizontal duplex, it boasts a coveted northeast aspect. Emphasizing low-maintenance living, this immaculate boutique development offers shared deep waterfront access, communal resort-inspired pool and fully equipped boathouse, and a jetty.- Enjoy communal access to the deep waterfront jetty, oversized resort-style pool, and fully equipped boathouse, perfect for entertaining all year round.- Open and functional layout seamlessly integrates with a spacious covered outdoor entertaining area, offering breathtaking views of the Georges River. - Modern kitchen boasts stone benchtops, breakfast bar, gas cooking facilities, top-tier appliances such as a fully integrated dishwasher, and abundant cupboard and bench space.- Extensive internal laundry with external access doubles as a butler's pantry, complete with plenty of built-in storage and deep sink with pull out tap.- The master suite includes a generous built-in robe and luxurious ensuite with spa bath, double vanity, heated towel rails and underfloor heating. Two additional great sized bedrooms boast ample custom joinery.- Wraparound balcony adjacent to master suite and second bedroom.- Fully tiled, resort-inspired main bathroom showcases stunning marble tiles, frameless walk-in shower and underfloor heating.- Oversized double car garaging with internal access secured behind electronic gates and equipped with under stair storage, as well as an additional expansive storeroom.- Additional features: Daikin Ducted reverse cycle air conditioning, flued gas heating in the lounge/dining area, external gas bayonet, electric internal and external blinds, and stair lift.- Located near outstanding local schools, cafes, and Southgate shopping centre.Council Rate: \$491.60 per quarterWater Rate: \$171.41 + usage per quarterStrata Levy: \$3,261.00 per quarter