

# 36a Kawana Street, Bass Hill, NSW 2197

## Duplex/Semi-detached For Sale

Saturday, 29 June 2024

36a Kawana Street, Bass Hill, NSW 2197

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: Duplex/Semi-detached**



Marney East  
0296424288



Mai Le  
0296424288

## Auction

Illustrating a prestigious haven of light filled luxury and style, this family sanctuary blends sophistication and modern opulence across every detail that has been meticulously curated. This palatial duplex flawlessly reveals effortless living with an exquisite design of bright, open spaces and family comforts. Exuding an array of indoor and outdoor leisure spaces, four immaculate bedrooms and stunning interiors throughout, this refined address offers the ultimate family lifestyle with every luxury required. ESSENTIALS & INCLUSIONS:- Striking modern façade, architecturally designed featuring a grand front entrance and gardens, standing proud on a convenient neighbourhood street- Stepping into foyer entry with gorgeous chandelier lighting and bright, free-flowing luxe spaces with lofty proportions gliding upon gloss marble look tiling throughout the ground floor with contemporary timber floor to the upper floor- Opulent designer kitchen with immaculate stone benchtops and splashbacks, grand island bar with pendant fixtures, walk in pantry, high-quality stainless-steel appliances and seamless cabinetry- Sublime outdoor alfresco through the floor to ceiling sliding doors, boasting the ultimate undercover entertaining space adorned with a kitchenette, perfect for year-round alfresco dining, overlooking a sweeping grassed area perfect for the childrens enjoyment- Deluxe bedrooms complete with polyurethane hinged built in wardrobes, one with exclusive balcony access, fourth bedroom separately located on the ground floor ideal for guest or in law accommodation- Stately master suite opulently appointed with a lavish ensuite and admirable walk-in wardrobe- Three state-of-the-art bathrooms across both levels, one with free standing bathtub- Automatic single garage with internal access- Quality Inclusions: Internal laundry, ducted air conditioning, CCTV security system, pendant lighting, downlighting, skylight, under stair and ample storage space throughout plus moreLIFESTYLE & EDUCATION:- Moments to popular eateries, restaurants and essential amenities including Bass Hill Plaza and Chester Hill Shops- Local schools such as St Mary's Catholic Primary School, Bass Hill High School, Chester Hill Public School and Geroge's River Grammar - Short stroll to an array of parklands including Kawana Reserve, Thurina Park and more- Close to public transport links, footsteps to bus stops and Chester Hill Train StationDISCLAIMER: While Richard Matthews Real Estate have taken all care in preparing this information and used their best endeavours to ensure that the information contained therein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Richard Matthews Real Estate urge prospective purchasers to make their own inquiries to verify the information contained herein.