

9A Gallipoli Street, Condell Park, NSW 2200



Duplex/Semi-detached For Sale

Thursday, 11 July 2024

9A Gallipoli Street, Condell Park, NSW 2200

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 333 m2

Type:

Duplex/Semi-detached



Graeme Rudder

0410306880

AUCTION

The smart design of this brand new full brick duplex has maximised the size of the living areas and bedrooms and is complimented by a high-quality finish which is sure to impress. It is also conveniently located close to good schools, shops, and public transport. Boasting a huge open plan living and dining area with ample natural light, and an elegant black & white poly kitchen with Caesarstone benchtops, premium German appliances, and gas cooking. There is also a second living area upstairs. You will enjoy entertaining inside but there is also a generous-sized undercover entertaining area which is great for parties, and plenty of backyard for the kids to play. A wide driveway leads to a single garage with remote entry and internal access. You can fit 1 vehicle in the garage, and another in the driveway. There is a classy laundry with built-in cupboards and a toilet and vanity downstairs. There is also a large bedroom with built-ins and an ensuite which is suitable for guests or elderly family members who may not be comfortable going upstairs. Upstairs has 4 large bedrooms all with built-in wardrobes and the master bedroom has a stylish ensuite with a walk-in-robe as well. The front of the duplex has a spacious balcony opening from the master bedroom, and taking in the district views. On the top floor is also the stunning main bathroom which has a separate bathtub, shower, and toilet. Other luxuries include attractive ceramic tiles throughout the living areas downstairs, beautiful timber hybrid floors throughout the upstairs, a security alarm system, a video intercom, 3 security cameras, ducted air-conditioning with individual controls for each room, and ample storage space throughout. Please see the attached list of inclusions below for more details. This duplex is set on 333m² of land and is Torrens Titled. We highly recommend you inspect to appreciate. Call Graeme on 0410 306 880 to inspect today!

- Extra high ceiling for both ground floor and first floor.
- Aluplast Australian-made / (German technology) uPVC windows and sliding doors with double glazing throughout the property.
- Extra large size windows and terrace sliding doors allow natural light into the living space.
- 7 Stars energy rating for 9A Gallipoli duplex
- 9 Stars energy rating for 9 Gallipoli Street duplex.
- German appliances with a 10-year warranty.
- Quality bathroom vanities with replacement warranty from Harvey Norman.
- High-end kitchen and laundry with Polytec stack wood decorative finish. 2.7m high cabinets with plenty of storage space.
- Daikin Ducted S Inverter with AirTouch 5 System including 8 zones and touchpad.
- Velux Skylight in first floor living area maximizing natural light during the day.
- Bosch alarm system with 5 sensors throughout the house.
- Dahua 8 Mega Pixels security system (front, side and back cameras).
- Intercom system with touch screens downstairs and upstairs.
- Natural gas Rinai instantaneous hot water unit.
- Double brick construction for the first floor with concrete slab and stairs. Concrete party wall for the ground floor.
- Quality joinery including Polytec Black woodmatt finish.
- High-quality Parisi bathroom and kitchen fixtures.
- High-quality heat-soaked glass balustrades with marine-grade fixings.
- Front and back large-size private balconies with planter boxes.
- High side of a very popular street in Condell Park and views over Bankstown CBD and The Western Sydney University Bankstown campus.
- Architectural street façade with Hardie Cladding system.
- External BBQ area with Artusi's premium Italian-made gas BBQ and 2-burner cooktop.
- Luxury Hybrid floating flooring with excellent sound reduction underlayment, featuring a Rigid Core and Super 100% waterproof floorboards.
- Double brick backyard fence maximizing privacy and landscaping luxury look.