







42 Flinders Road, Georges Hall

# Sophisticated Family Living in a Near-New Duplex

Presenting an exceptional opportunity for those seeking contemporary comfort, quality finishes and effortless family living, this beautifully appointed near-new four-bedroom duplex combines stylish interiors with a practical and spacious floor plan.

Designed with modern family living in mind, the home showcases a generous open-plan living and dining area that seamlessly connects with the sleek contemporary kitchen and outdoor alfresco, creating an ideal setting for both everyday living and entertaining.

Upstairs, four well-proportioned bedrooms provide excellent accommodation, with the master bedroom enjoying the added luxury of a walk-in robe and private ensuite. The remaining bedrooms are complemented by built-in wardrobes and are serviced by a beautifully finished main bathroom.

The quality continues outdoors with a private alfresco entertaining area and low-maintenance surroundings, offering the perfect space for weekend gatherings, family meals or simply relaxing at home.

Property Features:

4 2 3

**FOR SALE**
For Sale: $1,300,000 - $1,380,000

**VIEW**
Sat 28th Nov @ 11:30AM - 12:00PM

**AGENTS**

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All information contained therein is gathered from relevant third parties sources.
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Interested parties must rely solely on their own enquiries.

- Near-new four-bedroom duplex
- Spacious open-plan living and dining area
- Stylish contemporary kitchen with ample storage
- Four generously sized bedrooms
- Master bedroom with walk-in robe and ensuite
- Built-in wardrobes to additional bedrooms
- Beautifully appointed main bathroom
- Quality tiled flooring and modern finishes
- Covered alfresco entertaining area
- Private, low-maintenance outdoor area
- Double lock-up garage
- Separate internal laundry
- Excellent natural light throughout
- Impressive family-friendly floor plan
- A Convenient Georges Hall Lifestyle











Positioned in a convenient pocket of Georges Hall, the home is ideally located close to everyday essentials and a range of family amenities. Bass Hill Plaza is nearby for supermarkets, shopping, dining and services, while local schools including Georges Hall Public School and St Mary's Catholic Primary School are within easy reach.

For recreation, residents can enjoy the surrounding parklands, walking tracks and outdoor facilities, including Garrison Point Reserve and the nearby Georges River foreshore.

A home of quality, comfort and contemporary appeal, inspection is highly recommended.

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## MORE DETAILS

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|---|---|
| Property ID | 121GF8E |
| Property Type | DuplexSemi-detached |
| Land Area | 278 m2 |
| Including | Ensuite |
| | Air Conditioning |
| | Toilets (3) |
| | Alarm |
| | Intercom |
| | Dishwasher |
| | Floorboards |
| | Built-in-Robes |
| | Secure Parking |
| | Remote Garage |

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