







31A Lawford Street, Greenacre

Brand New Contemporary Luxury, Quality Living, In-ground Pool

4 3 2

FOR SALE
FOR SALE | Contact Agent

VIEW
Wed 4th Nov @ 5:30PM - 6:00PM

AGENCY
LJ Hooker Campsie
(02) 9789 6088

An exquisite fusion of architectural sophistication, contemporary elegance and effortless indoor-outdoor living, this stunning brand new Duplex delivers an exceptional standard of living promoting sought after luxury, immediate comfort and superior style that is sure to impress!

Well defined by its striking curved facade, beautifully crafted light filled interiors and impeccable attention to detail, the home reveals a refined palette of natural textures, warm timber features and luxurious imported stone finishes, boasting a prime offering where timeless design and modern functionality come together in perfect harmony.

Showcasing high end finishes and superb imported quality inclusions with a thoughtfully designed generous open plan layout that further enhance this remarkable residence, this conveniently located home is ready to move straight in and enjoy the ultimate family lifestyle.

- Solid double brick construction downstairs, suspended concrete slab, commercial windows
- Grand sized entrance featuring Wi-Fi facial recognition and

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Interested parties must rely solely on their own enquiries.

keyless entry
- Stunning natural marble staircase leading up to designated sitting or study area with built-in desk, brilliant LED lighting throughout
- Generous open plan living, dining and kitchen area with an abundance of natural light, feature fire place and curved bulkhead ceiling with LED cove lighting
- Four (4) impressively oversized bedrooms upstairs with custom joinery built-in wardrobes, master includes deluxe walk-in robe with LED lighting, large plush ensuite with double vanity and dual shower plus own private balcony, including additional walk-in robe off rear bedroom
- Superb designer kitchen features gorgeous 40mm natural Taj Mahal marble, island breakfast bar, walk-in Butler's pantry, top of the range Pitt 5 burner gas cook top, premium Miele appliances including wall mounted oven, Whispair rangehood and fully integrated dishwasher
- Lavish hotel style fully tiled bathrooms with frameless glass finishes, natural Taj Mahal marble vanities, main bathroom includes freestanding bath, Meir tapware, Euro-style laundry
- Quality chevron timber floors throughout upper and lower levels
- Wi-Fi Zoned Daikin ducted air-conditioning, CCTV security system, Bosch alarm, colour video intercom, shadow line ceilings and skirtings, sky lights on upper level
- Undercover alfresco outdoor entertaining area complete with large Taj Mahal marble kitchenette featuring ample cupboard space, 4 burner Miele gas cooktop and bar fridge
- Sparkling in-ground pool, frameless glass finishes surrounded by marble crazy paving
- Driveway to remote lock-up garage including built-in sink and storage cupboards with internal access and car space, immaculate low maintenance manicured gardens

Situated in a convenient location only 600m to Chullora Marketplace and 2.5km to Greenacre shopping hub including an array of vibrant cafes and restaurants, 2.5km to recreational Strathfield Park, 1.7km to Bunnings Greenacre, a variety of local public and private schools from 700m and within close proximity to public transport and M4 motorway on ramp and 17km to Sydney CBD!

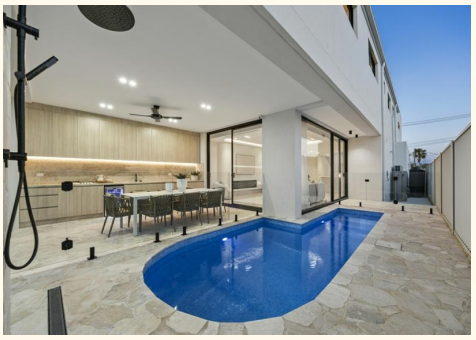
Address:31A Lawford Street, Greenacre
For Sale:Contact Agent
Inspect:As advertised or by appointment
Contact:Muhammad Sarmini 0403 750 917 or muhammad@ljhbl.com.au

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MORE DETAILS

Property ID	MSQF8V
Property Type	DuplexSemi-detached
Including	Ensuite
	Study
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Toilets (3)
	Alarm
	Intercom
	Pool
	Balcony
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Secure Parking
	Remote Garage





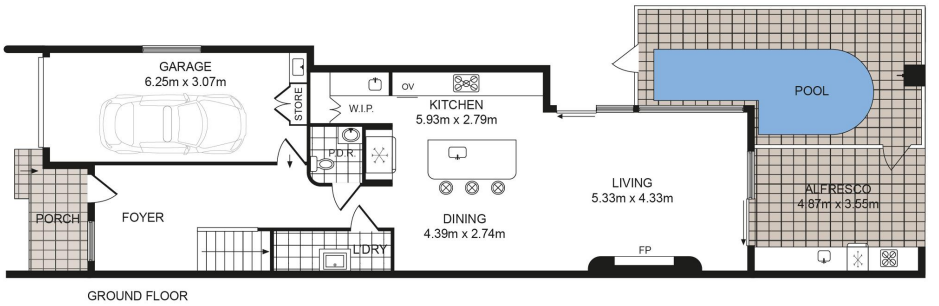




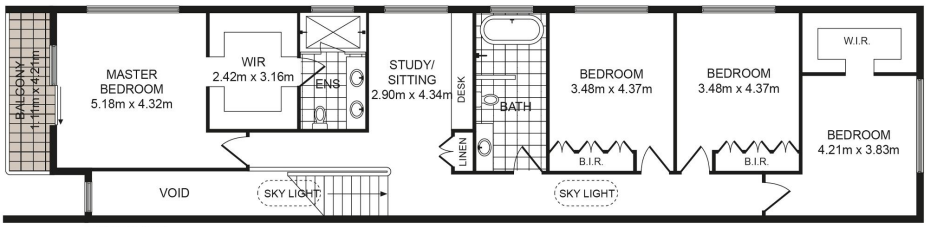


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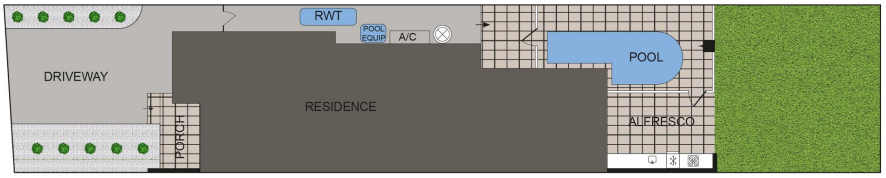
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GROUND FLOOR



FIRST FLOOR



SITE PLAN (NOT TO SCALE)

31A Lawford St, Greenacre NSW 2190

Whilst every attempt has been made to ensure the accuracy of the floor plan containted here,measurements of doors, windoows, room and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.This plan is for illustration purpose only and should be used as such by any prospective purchaser.The service, systems and appliances shown have not been tested and no guranlee as to their operabilitiy or efficiency can be given.

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