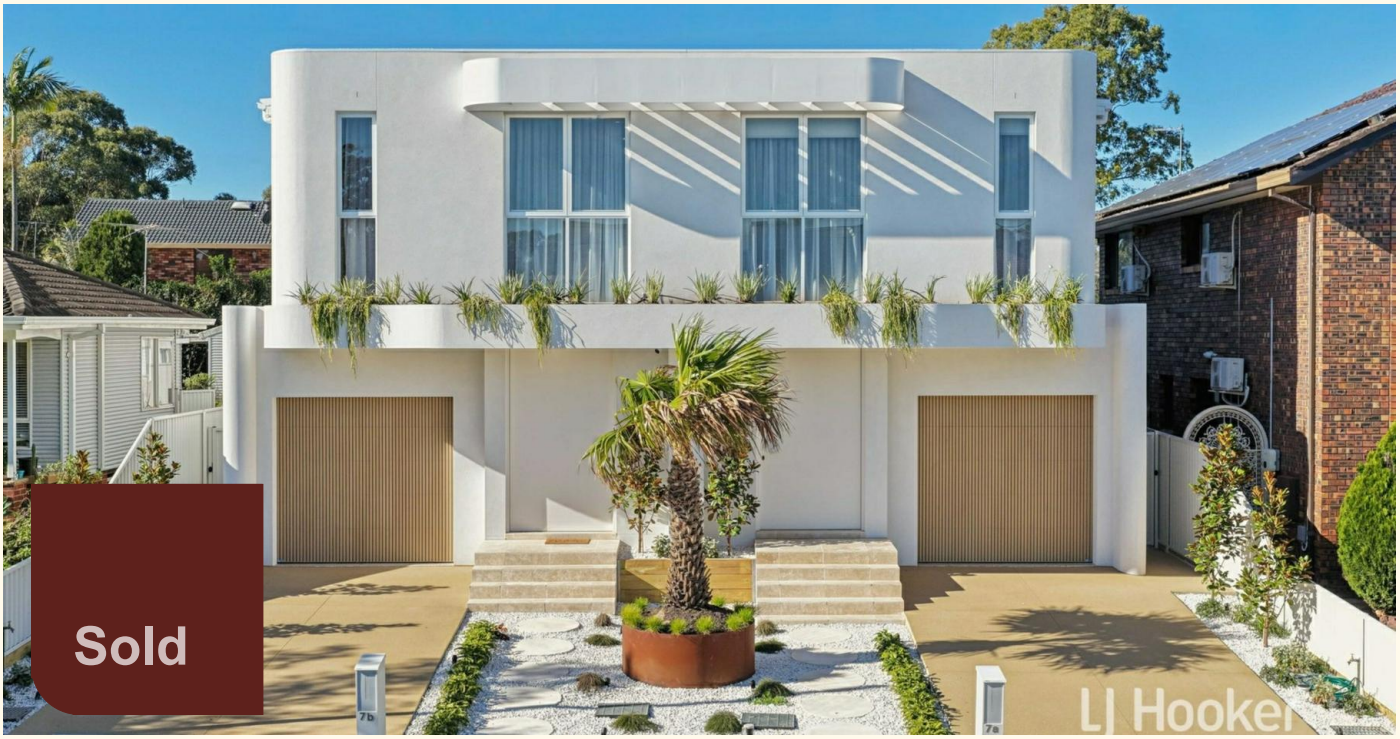
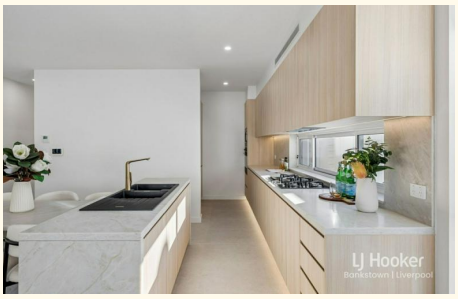








7B Dernancourt Parade, Milperra

Curved Architectural Features, Double Brick Construction and Luxury Finishes Throughout

A statement of contemporary luxury, this brand new architecturally designed duplex has been crafted to deliver exceptional family living without compromise. Showcasing stunning curved architectural walls, premium finishes, generous proportions and a versatile five-bedroom layout, this exceptional residence seamlessly blends sophisticated style with everyday functionality in one of Milperra's most sought-after locations.

Designed for growing families and those who love to entertain, the expansive open-plan living and dining area is bathed in natural light and flows effortlessly to a covered alfresco, creating the perfect indoor-outdoor lifestyle. At the heart of the home, the designer kitchen impresses with striking stone finishes, a large island bench, quality appliances and abundant storage.

Thoughtfully designed to accommodate modern family living, the home offers five spacious bedrooms, including a guest suite and full bathroom on the ground floor. Upstairs, the luxurious master retreat features a walk-in wardrobe, designer ensuite and private balcony,

5 4 2

FOR SALE
$1,525,000

AGENTS

Larissa Schembri
0427 582 245
larissaschembri.bl@ljhooker.com.au

Larissa Schembri
0427 582 245
larissaschembri.bl@ljhooker.com.au

AGENCY

LJ Hooker Bankstown
(02) 9708 2244

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LJ Hooker

while two additional bedrooms each enjoy the privacy and convenience of their own ensuite, delivering a total of three luxurious ensuites throughout the home. The remaining bedroom is generously sized with a built-in wardrobe and is serviced by a beautifully appointed family bathroom.

Built to an exceptional standard, the home is further enhanced by quality construction featuring double brick external walls, a double brick party wall and a suspended concrete slab, offering lasting durability, comfort and peace of mind. A premium solar system provides energy-efficient living and reduced running costs, while a single lock-up garage with additional driveway parking completes this exceptional offering. Every detail has been carefully considered to deliver the perfect balance of luxury, comfort and practicality.

Property Features:
- Brand new architecturally designed luxury duplex
- Quality construction featuring double brick external walls, a double brick party wall and a suspended concrete slab
- Five generous bedrooms, including a downstairs guest suite
- Four designer bathrooms, including three private ensuites
- Luxurious master suite with walk-in robe, ensuite and private balcony
- Expansive open-plan living and dining flowing seamlessly to the covered alfresco
- Gourmet stone kitchen featuring an oversized island bench, premium appliances and ample storage
- Stunning curved architectural walls creating a striking designer aesthetic
- 6.65kW solar system featuring 14 Jinko 475W panels and a 5kW Sungrow inverter
- Covered outdoor entertaining area perfect for year-round gatherings
- Single lock-up garage with additional driveway parking
- High ceilings, premium finishes and an abundance of natural light throughout
- Ideal for growing or multi-generational families
- Conveniently located close to local schools, parklands, shops and transport

A flawless combination of modern design, premium craftsmanship and functional family living, this exceptional brand new home offers an enviable lifestyle in one of Milperra's most desirable locations.

DISCLAIMER: The photos used in this advertisement are of 7B, which is currently under contract. They are provided for illustrative purposes only. This advertisement is for 7A, which has a similar floor plan and finishes. Buyers are encouraged to inspect 7A to satisfy themselves as to the property's features and inclusions.

DISCLAIMER: While LJ Hooker Bankstown Liverpool have taken all care in preparing this information and used their best endeavours to ensure that the information contained is true and accurate, we accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. LJ Hooker Bankstown Liverpool urges prospective purchasers to make their own inquiries to verify the information contained herein.

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MORE DETAILS

Property ID	11XTF8E
Property Type	DuplexSemi-detached
Land Area	278.7 m2
Including	Ducted Cooling Ducted Heating Built-in-Robes Secure Parking Remote Garage







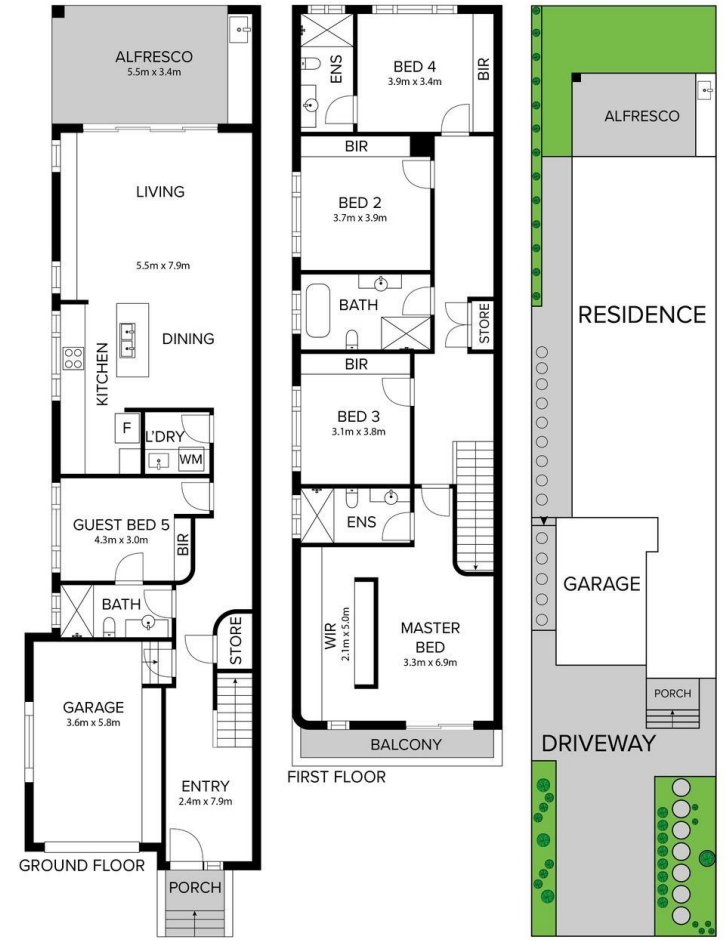




Larissa Schembri 0427 582 245
Licensed Real Estate Agent | larissaschembri.bl@ljhooker.com.au
Larissa Schembri 0427 582 245
Licensed Real Estate Agent | larissaschembri.bl@ljhooker.com.au

LJ Hooker Bankstown (02) 9708 2244
11 Marion Street, BANKSTOWN NSW 2200
bankstown.ljhooker.com.au | bankstown@ljhooker.com.au

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7B Dernancourt Parade, Milperra

Disclaimer: Dimensions are approximate and should only be used as a guide. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

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