



11A MacKinnon Avenue, Padstow

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## Brand New French Provincial Masterpiece in a Premier Padstow Position

**FOR SALE**  
\$2,005,000

### AGENTS

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### AGENCY

LJ Hooker Padstow  
(02) 9771 1177

This brand new luxury duplex sets a new benchmark in high-end living, showcasing timeless French Provincial elegance with grand proportions and meticulous craftsmanship throughout. From the moment you step inside, the sense of scale is undeniable. A dramatic entry reveals a sweeping curved staircase with LED feature lighting, detailed wall panelling and an expansive void crowned by a breathtaking crystal chandelier. Engineered herringbone flooring flows seamlessly throughout the home, complemented by wainscoting and premium finishes that elevate every space.

Designed for both everyday comfort and impressive entertaining, the open plan living and dining zones centre around a striking gas fireplace and connect effortlessly to the heart of the home - a bespoke designer kitchen. Featuring custom cabinetry, natural stone benchtops and splashbacks, a generous island bench, farmhouse sink, gas cooking, a large chef's oven plus a second oven, this kitchen is as functional as it is beautiful. Accommodation is exceptional, offering five spacious bedrooms including two luxurious master suites, each with its own designer ensuite. A ground-floor

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

bedroom with ensuite provides the perfect solution for guests, in-laws or multi-generational living. The main bathroom is equally impressive, tiled floor to ceiling with a freestanding bath and separate shower.

Entertaining is effortless with a covered alfresco area complete with built-in BBQ, fridge, ceiling fan and ample space to host family and friends, all overlooking the private rear yard and sparkling in-ground swimming pool. Additional premium inclusions include Wi-Fi air conditioning and electric curtains in living areas. Positioned in a highly convenient location just a 2-minute drive to Padstow Station or a comfortable 15-minute walk, this residence delivers luxury, flexibility and lifestyle without compromise.

#### Property Features:

- Five bedrooms, four bathrooms, double car accommodation
- Two master bedrooms with luxurious designer ensuites
- Ground-floor bedroom with ensuite ideal for guests or extended family
- Floor-to-ceiling tiled main bathroom with freestanding bath
- Large open plan living with gas fireplace & engineered herringbone flooring
- Natural stone kitchen with island bench, gas cooking & dual ovens
- Grand void with crystal chandelier & curved staircase with LED lighting
- Covered alfresco with built-in BBQ, fridge, travertine tiles & ceiling fan
- Rear yard with a sparkling in ground swimming pool —ideal for entertaining

Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested parties should make and rely upon their own enquiries.

#### MORE DETAILS

Property ID	1ES2FAE
Property Type	DuplexSemi-detached
Land Area	334.4 m2

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#### Phillip Botonis 0426463228

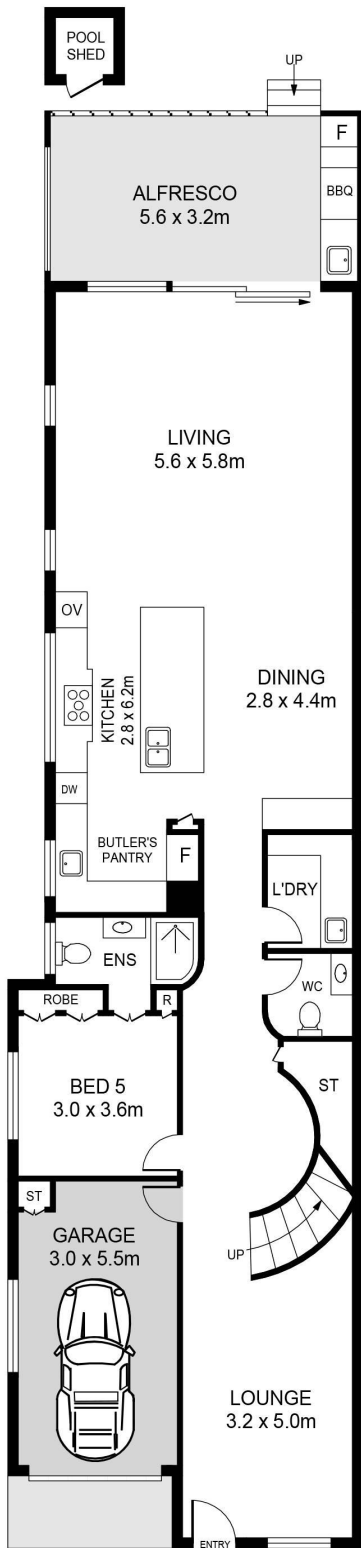
Sales Associate | phillip.botonis@ljhooker.com.au

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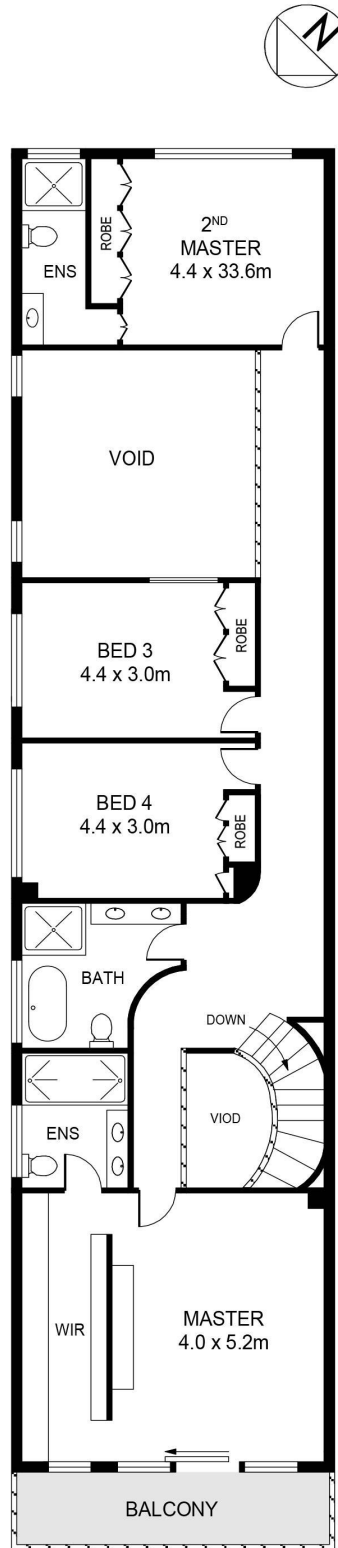
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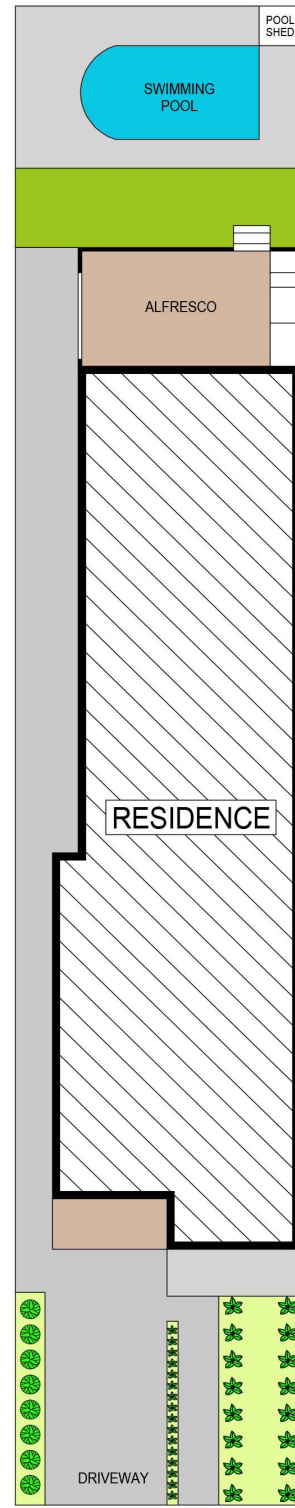




GROUND FLOOR



FIRST FLOOR



SITE PLAN

# 11A MACKINNON AVENUE, PADSTOW

**DISCLAIMER:**

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY, ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRES.

PLANS BY PROPERTY INTELLIGENCE MEDIA 1300 20 30 38



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