






11B MacKinnon Avenue, Padstow

5  4  2 

A Statement in Sophisticated French Provincial Luxury

Commanding attention with its striking facade and refined architectural detail, this brand new duplex delivers an exceptional standard of craftsmanship and timeless French Provincial design. Impressive in both scale and finish, the home welcomes you with a grand foyer framed by detailed wall panelling, engineered herringbone flooring and a sweeping illuminated staircase. Above, a dramatic void and showpiece crystal chandelier create a sense of grandeur rarely seen in duplex living.

Thoughtfully designed for modern family living, the expansive open-plan layout blends elegance with functionality. A statement gas fireplace anchors the living and dining zones, while seamless indoor-outdoor integration makes entertaining effortless. At the heart of the home, the custom-designed kitchen is a true centrepiece - appointed with natural stone benchtops and splashbacks, bespoke cabinetry, a farmhouse sink, oversized island, gas cooking and dual ovens for serious entertainers.

Accommodation has been intelligently configured with five generously proportioned bedrooms, including two indulgent master suites each complete with designer ensuites. A ground-level bedroom with its own

FOR SALE
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 **LJ Hooker**

ensuite provides ideal flexibility for guests, in-laws or multi-generational living. The main bathroom is beautifully appointed with floor-to-ceiling tiling, a freestanding bathtub and separate shower, delivering a luxury hotel feel.

Step outside to a private entertainer's haven featuring a covered alfresco space with built-in BBQ, bar fridge and ceiling fan, all overlooking the low-maintenance yard and sparkling in-ground swimming pool. Every detail has been carefully considered, including Wi-Fi controlled air conditioning and electric curtains in the living areas.

Perfectly positioned just moments from Padstow Station (approx. 2-minute drive or 15-minute walk), this residence offers executive living with convenience, scale and undeniable street presence.

Property Highlights:

- Five generous bedrooms & Four designer bathrooms
- " Two luxurious master suites with private ensuites
- Ground-floor bedroom with ensuite —ideal guest or in-law accommodation
- Main bathroom with freestanding bath & full-height tiling
- Expansive open-plan living with gas fireplace & herringbone flooring
- Designer stone kitchen with island bench, gas cooktop & dual ovens
- Grand entry void with feature chandelier & illuminated staircase
- Covered alfresco with built-in BBQ, bar fridge, travertine tiles & ceiling fan
- Private rear yard with in-ground swimming pool

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	1EV1FAE
Property Type	DuplexSemi-detached
Land Area	334 m2
Including	Ensuite
	Air Conditioning
	Built-in-Robes
	Close to Schools
	Close to Shops
	Close to Transport

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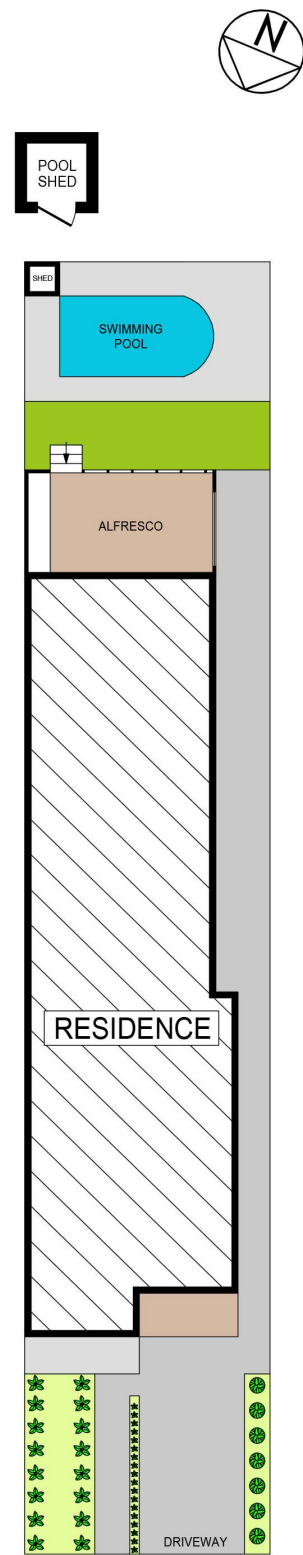
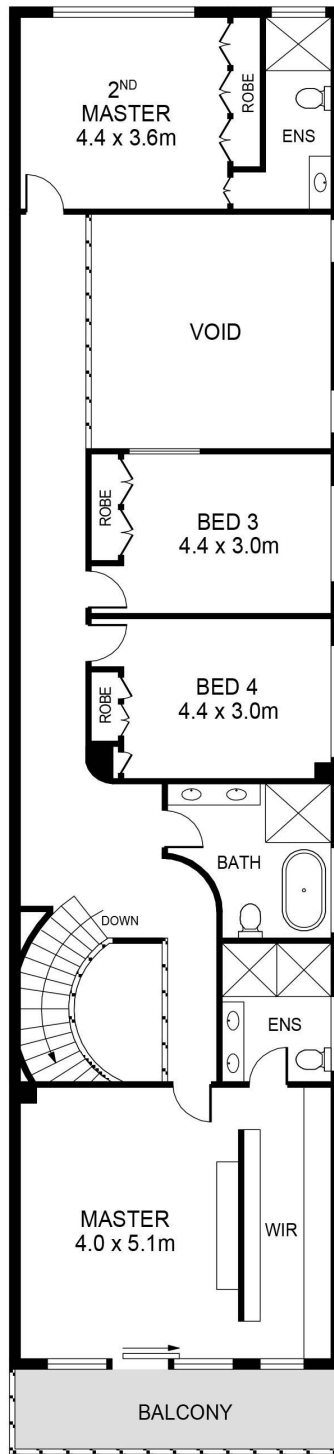
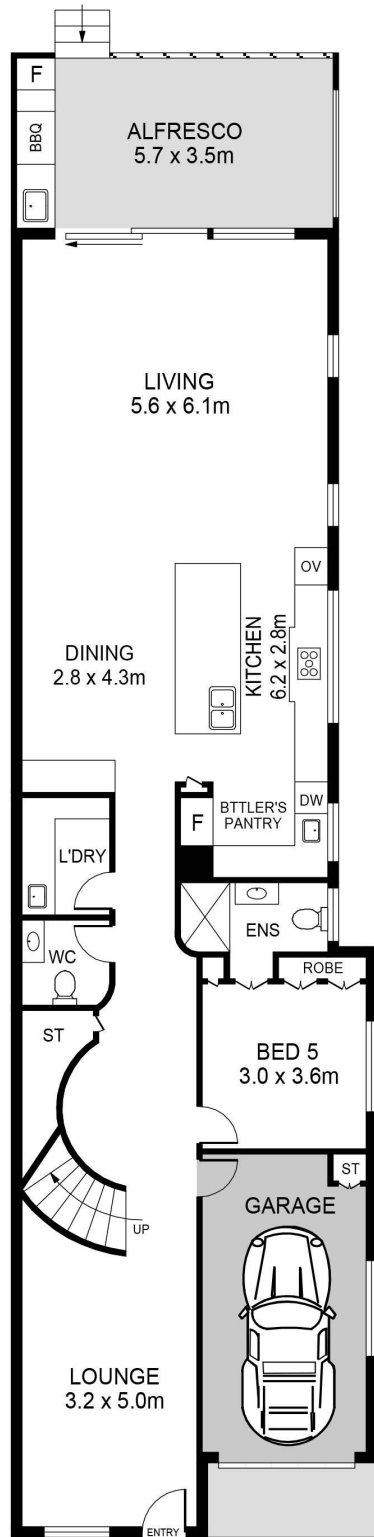
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11B MACKINNON AVENUE, PADSTOW

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 PLANS BY PROPERTY INTELLIGENCE MEDIA 1300 20 30 38



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