




54 Gowrie Avenue, Punchbowl

## An Architecturally Refined Masterpiece of Contemporary Luxury

Welcome to this luxurious masterpiece - A newly built, meticulously crafted five-bedroom residence set on a generous approximately 550sqm elevated parcel of land. Designed to deliver the ultimate in comfort, convenience and grandeur, this exceptional home showcases refined architectural excellence, premium finishes and resort-style living in one of Punchbowl's most desirable pockets.

From the moment you arrive, the striking contemporary facade and bold modern lines set an impressive tone. Step inside to a grand hallway complemented by soaring 4.3-metre-high ceilings, creating an immediate sense of space and elegance. Sun-filled interiors, feature lighting and expansive glazing enhance the open-plan design, while two large living zones provide flexibility for both relaxed family living and sophisticated entertaining.

At the heart of the home lies a stunning gourmet kitchen, highlighted by a Taj Mahal stone breakfast bar, premium gas cooking, integrated refrigerator and quality appliances. This space is further enhanced by a hidden walk-in pantry, offering discreet storage and seamless

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**FOR SALE**  
Contact Agent

**VIEW**  
Sat 2nd May @ 3:30PM - 4:00PM

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functionality. Flowing effortlessly into the dining and family areas, the home opens to a spacious covered alfresco - overlooking a private, resort-style swimming pool - Delivering the perfect setting for year-round entertaining.

Accommodation is equally impressive, comprising five expansive bedrooms, all featuring built-in wardrobes and ducted air-conditioning. The luxurious master suite serves as a private retreat, complete with a walk-in robe and a chic ensuite showcasing stone finishes. Three beautifully appointed bathrooms throughout the home reflect the same high level of craftsmanship and contemporary styling.

Every element of this residence has been thoughtfully curated to maximise lifestyle and practicality, including abundant built-in storage, an internal laundry and a secure garage with internal access and additional storage space.

Ideally positioned within easy walking distance to transport, shopping and recreational facilities, this home delivers a rare combination of prestige, convenience and modern family living.

#### Property Features:

- Approximately 550sqm elevated block
- Five spacious bedrooms with built-in wardrobes and ducted air-conditioning
- Two large, separate living areas
- Grand entry hallway with soaring 4.3m high ceilings
- Designer kitchen with Taj Mahal stone breakfast bar, integrated fridge and gas cooking
- Hidden walk-in pantry with ample storage
- Luxury master suite with walk-in robe and ensuite featuring double shower
- Three contemporary bathrooms with premium stone finishes
- Covered alfresco entertaining area overlooking resort-style swimming pool
- Secure garage with internal access and additional storage
- Ducted air conditioning, intercom, alarm system and internal laundry
- Quality cabinetry and extensive built-in storage throughout

#### Location Features:

- Punchbowl Train Station: approx. 950m (12-minute walk)
- Local Bus Stops (Gowrie Ave / The Boulevard): approx. 250m
- Punchbowl Shopping Village: approx. 700m
- Bankstown Central Shopping Centre: approx. 2.2km (5-minute drive)
- Shopping Centre: approx. 3.5km (7-minute drive)
- Punchbowl Oval: approx. 450m
- Arthur Park: approx. 500m
- Punchbowl Public School: approx. 900m
- St Jerome's Catholic Primary School: approx. 1.1km
- St Charbel's College: approx. 2.0km
- Banksia Road Public School: approx. 1.8km
- Canterbury Road: approx. 600m
- M5 Motorway Access: approx. 4.5km
- Sydney CBD: approx. 16km

Combining architectural brilliance, premium inclusions and a highly sought-after location, this remarkable residence presents a rare opportunity to secure a near-new luxury home in the heart of Punchbowl. Designed for families who appreciate quality, space and refined living, this is a home that delivers excellence at every level.

**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.

## MORE DETAILS

Property ID	115SF8E
Property Type	House
Land Area	550.1 m2
Including	Ducted Cooling Ducted Heating Toilets (4) Alarm Intercom Pool Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Remote Garage Pet Friendly

**Louie Kazzi 0450 771 000**

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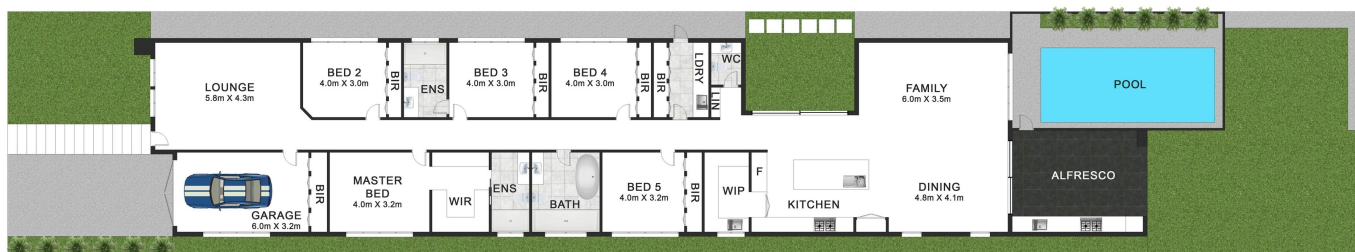
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## 54 Gowrie St, Punchbowl

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