

## Sussex Inlet, 36 Birkdale Circuit

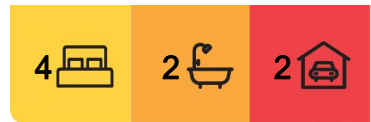
### Brand New Custom-Built Masterpiece

Nestled on the prestigious Sussex Inlet Golf Course and overlooking the 8th green, this brand-new custom-built home by Lukas Builders epitomizes luxury and sophistication. Known for their impeccable craftsmanship and thoughtful design, Lukas Builders have created a home that caters to every modern need with high-end features throughout. Step inside to soaring ceilings, sleek polished concrete flooring, and expansive living spaces that open effortlessly on to the outdoors, offering uninterrupted views of the golf course.

The designer kitchen is an entertainer's dream, crafted to perfection with premium finishes and an induction cooktop, while the luxurious bathroom provides a spa-like retreat with feature subway tiles, twin sinks and brushed silver tapware.

The sunny master bedroom boasts a walk-in robe and beautifully appointed ensuite with underfloor heating, while the other three bedrooms and generous in size and all have built-in robes.

Fully landscaped and move-in-ready including ducted air conditioning, solar electricity,



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/PJCFAY](http://ljhooker.com.au/PJCFAY)

**Contact**  
**Unity Naismith**  
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0475 362 647  
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**LJ Hooker Sussex Inlet**  
**(02) 4441 2135**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

energy efficient hot water system, shutters and blinds as well as keyless entry.

If you're seeking the perfect combination of elegance, comfort, and style, all within a stunning golf course setting, this is the home for you.

Arrange an inspection with John or Unity today and experience firsthand the exceptional quality and design that only a custom build can offer!

## More About this Property

<b>Property ID</b>	PJCFAY
<b>Property Type</b>	House
<b>Land Area</b>	552 m <sup>2</sup>
<b>Including</b>	Ensuite Ducted Cooling Ducted Heating Toilets (3) Alarm Deck Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels Golf Course Frontage

### Unity Naismith 0421 715 899

Salesperson | [unaismith.sussexinlet@ljhooker.com.au](mailto:unaismith.sussexinlet@ljhooker.com.au)

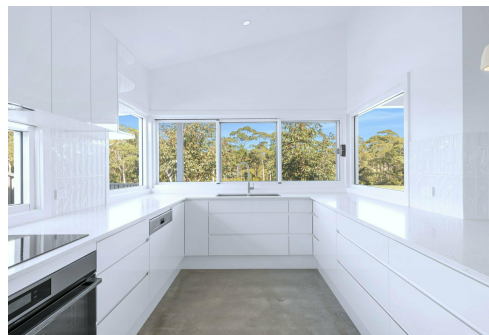
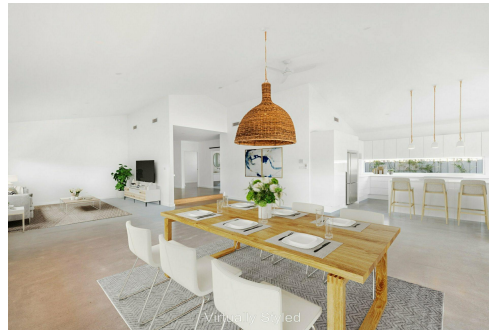
### John Naismith 0475 362 647

Salesperson | [jnaismith.sussexinlet@ljhooker.com.au](mailto:jnaismith.sussexinlet@ljhooker.com.au)

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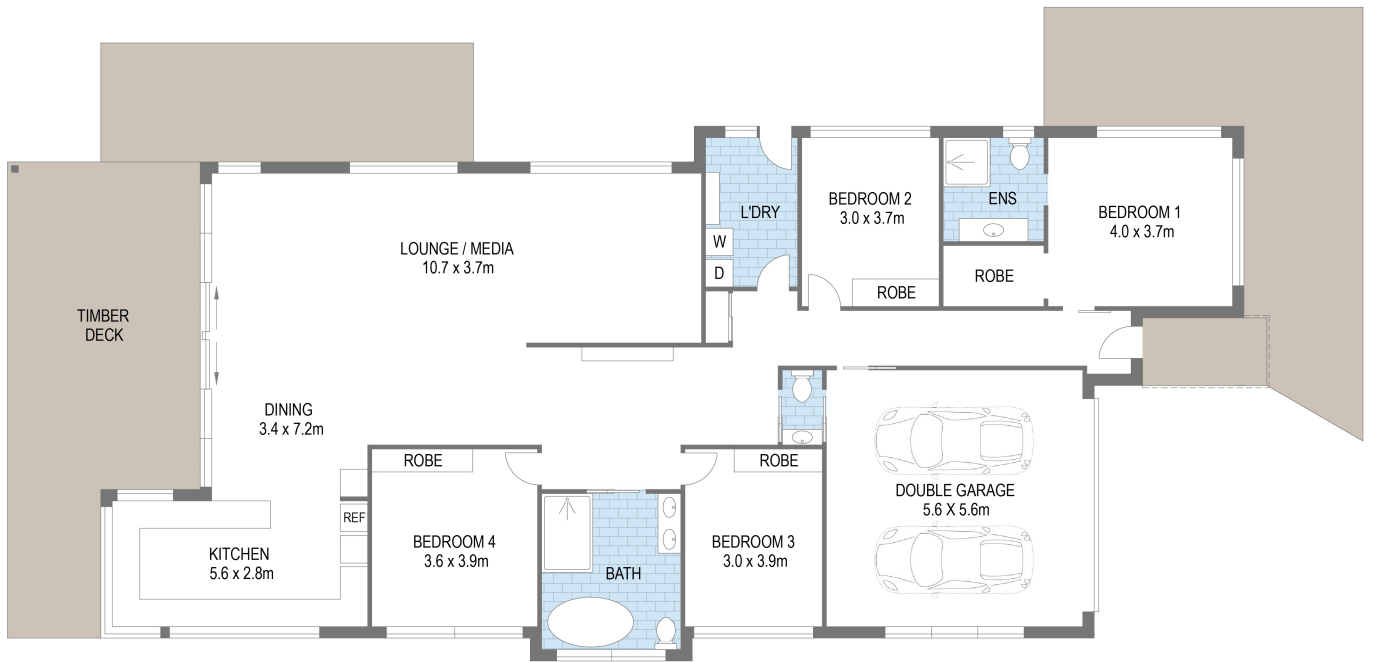


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Scale in meters. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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