

Waitara, 40/8-10 Park Avenue

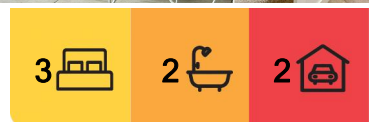
Another SOLD by Kenny Gong and his Team

Step into a world of modern elegance with this expansive penthouse, where thoughtful design meets premium finishes. Spanning two luxurious levels, this residence perfectly balances style, space, and convenience, offering an exceptional living experience. Positioned on the top-floor corner of the building, the penthouse enjoys enhanced privacy and unobstructed views, with an abundance of natural light streaming through its many windows.

The spacious lower level is thoughtfully designed for both entertaining and everyday comfort, featuring an open-plan living and dining area that seamlessly flows onto an expansive north-facing balcony, perfect for hosting or relaxing in the sun. A second separate balcony, accessible from the bedrooms, captures sweeping west and south-facing views, providing a private retreat that enjoys beautiful natural light and refreshing breezes throughout the day. This dual-balcony setup enhances the home's versatility, offering ideal spaces for both socializing and peaceful moments.



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.



For Sale
Another SOLD by Kenny Gong and his Team

View
ljhooker.com.au/SQZHJX

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Designed for gourmet cooking and effortless entertaining, the sleek kitchen features a five-burner gas cooktop, externally ducted range hood, stone benchtops, and high-end European appliances.

Additionally, the lower level features two generously sized bedrooms, each equipped with built-in wardrobes, offering ample storage and versatility. These rooms offer flexibility for guest accommodations, or even home office space. Positioned away from the main living areas, they provide a sense of privacy while still benefiting from the natural light and leafy outlooks provided by their exclusive balcony.

Upstairs, the oversized master suite serves as a private retreat, set apart from the rest of the home. This spacious sanctuary includes a luxurious ensuite and two walk-in wardrobes, offering both comfort and convenience. The ensuite is elegantly finished, with premium fixtures and fittings.

Property Features:

- Unique dual-level layout with house-like proportions
- Prime north-west corner position, bathing the interiors in natural light
- Two expansive entertaining balconies, perfect for hosting guests
- Modern kitchen fitted with European appliances and stone benchtops
- Open plan living and dining with quality timber flooring
- Oversized & private master suite with ensuite & WIR
- Secure parking for two cars and a storage cage
- Positioned within catchment areas for respected public and private schools
- Peaceful park-side location, with easy access to transport, shopping, and schools
- Approx. 280-meters to Waitara Station
- Approx. 900-meters to Barker College
- Approx. 550-meters to Waitara Public School

Outgoings:

Strata: \$1,759 p.q approx.

Council: \$397 p.q approx.

Water: \$173 p.q approx.

DISCLAIMER: All information contained herein is gathered from sources that we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. This information is not to be used in formalising any decision nor used by a third party without the expressed written permission of LJ Hooker Gordon.

More About this Property

Property ID	SQZHJX
Property Type	Apartment
Including	Toilets (2)

Kenny Gong 0456 887 000

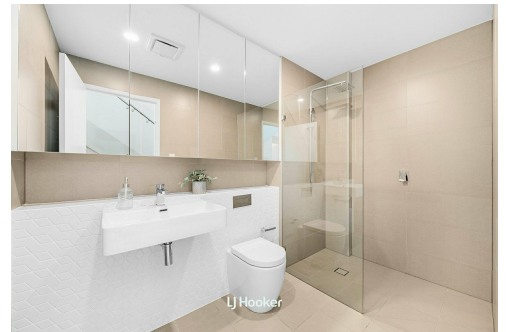
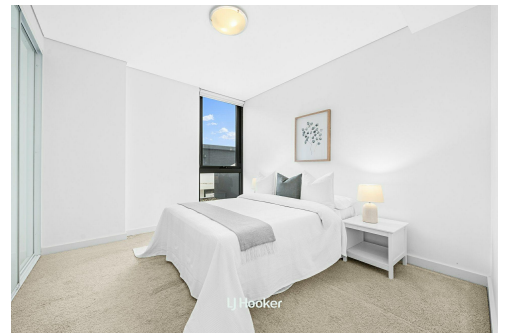
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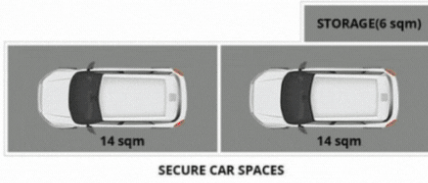
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Internal & Balconies	150sqm (approx.)
Car Spaces	28sqm (approx.)
Storage	6sqm (approx.)
Total	184sqm (approx.)



Disclaimer: Scale in metres. 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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