



38A Kanangra Drive Thirroul, NSW



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## A NEW LEVEL OF LUXURY FOR THE THIRROUL LANDSCAPE

Architecturally designed, north facing coastal residence with cutting-edge style & superior quality, this impeccable haven offers a mix of luxury, tranquillity and privacy.

**Price:** \$1,800 pw

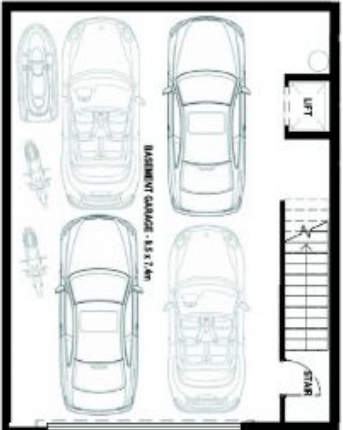
**Available Date:** 2024-06-24

Here's why you'll love it:

- Four full sized bedrooms, study and or fifth bedroom
- Two living areas with wrap around alfresco area
- Open plan living , dining & kitchen with butler's pantry with views down to Sandon Point
- Internal laundry with washer and dryer
- High level, fully integrated Chefs kitchen, AEG- German appliances, induction cooking
- ZIP Hydro Tap with still, sparkling & hot water, 477L single door fridge
- Luxurious master suite with walk in robes and ensuite

**Seaton Jones**

0405361197



**BASEMENT PLAN**



**GROUND LEVEL PLAN**



**LEVEL 1 PLAN**



SCALE 1:100

@ A3 SIZE

**1099 | A05 | Combined Plans - Dwelling A**

DATE: 11/10/2023

REVISION:

AUTHORISED:

Indicative only. Furniture and vehicle not included. All information contained herein is obtained from sources we believe to be accurate. We cannot guarantee its accuracy. Interested persons should treat their own enquiries. Subject to variations in accordance with Contract Terms. See Verification Plan in Disclosure Document for details.

**5 BED, 2.5 BATH, 5 CAR**

INTERNAL AREA: 175.5m<sup>2</sup>

BALCONY AREA (incl ALFRESCO): 11.0m<sup>2</sup>

ALFRESCO: 24.2m<sup>2</sup>

BASEMENT AREA: 68.8m<sup>2</sup>

**TOTAL: 279.5m<sup>2</sup>**

NOTE: ALL MEASUREMENTS ARE BASED ON THE INTERNAL DIMENSIONS OF THE ROOMS AND ARE APPROXIMATE. MEASUREMENTS SHOULD BE TAKEN FROM THE CONTRACT DOCUMENTS.