

38B Kanangra Drive Thirroul, NSW



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## Ultra High End, Architecturally Designed & SSR Built, New Residence

North facing coastal haven with cutting-edge style & superior quality, this impeccable haven offers a mix of luxury, tranquillity, and privacy. The Italian lift services all 3 levels from the large 68sqm basement.

- 4 full sized bedrooms, 2 living areas and or study, wrap around alfresco area
- Thoughtfully planned ground level, dining & kitchen w butlers pantry & hidden laundry
- High level, fully integrated Chefs Kitchen, AEG- German appliances w 5 year warranty
- ZIP Hydro Tap with still, sparkling & hot water, 477L single door fridge-freezer
- Luxurious master suite with large walk in robes, ensuite, separate shower
- Large basement parking for 3 cars, water craft & motorbikes, ev charging
- LED lighting w sensors throughout the home, heated bathroom floors & towel racks

**Price:**

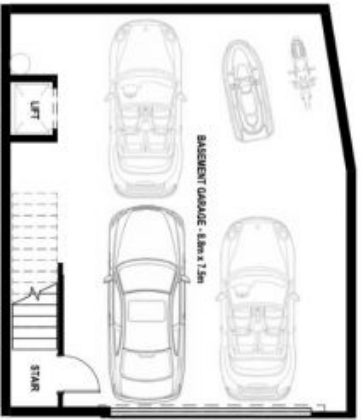
Contact Agent

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**BASEMENT PLAN**



**GROUND LEVEL PLAN**



**LEVEL 1 PLAN**



**1099 | 805 | Combined Plans - Dwelling B**

ISSUE DATE: \_\_\_\_\_ REVISION: \_\_\_\_\_ AUTHORIZED: \_\_\_\_\_

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

**4 BED, 2.5 BATH, 4 CAR**

INTERNAL AREA: 158.8m<sup>2</sup>  
ALFRESCO: 20.7m<sup>2</sup>  
BASEMENT AREA: 65.4m<sup>2</sup>

TOTAL: 244.7m<sup>2</sup>

NOTE: ALL AREA AND VOLUME MEASUREMENTS OF FIGURES IN THIS DOCUMENT ARE APPROXIMATIONS AND SHOULD BE TAKEN AS GUIDELINES ONLY.