

**11b Samoa Avenue, Picnic Point, NSW, 2213**



**Duplex Semi-detached For Sale**

Wednesday, 27 November 2024

**11b Samoa Avenue, Picnic Point, NSW, 2213**

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 1**

**Type: Duplex Semi-detached**



Paul Davis  
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## BRAND NEW ENTERTAINER

Showcasing quality inclusions and a functional design, this brand new home features an open plan layout and highly appointed interiors in a sought after family friendly location. Offering easy family living and entertaining, this property is perfect for those searching for a low-maintenance lifestyle and executive style living.

### Highlights

- Four spacious bedrooms, three with built in robes
  - Master bedroom with balcony, custom walk in robe and ensuite
  - Upstairs living area with walk in storage room
  - Luxury main bathroom with free standing bathtub and quality fittings
  - Front sitting area with built in storage cupboards
  - Ground level bathroom with shower
  - Internal laundry with side access
  - Luxury kitchen with high end fixtures, quality fittings and walk in butlers room
  - Kitchen also offers plenty of storage, island bench and dishwasher
  - Open plan living and dining area complimented by impeccable presentation
  - Outdoor entertainment overlooking the rear yard and swimming pool
  - Single lock up garage with internal access
  - Additional driveway and street parking
  - Highly sought after Picnic Point location
  - Walking distance to Lambeth Reserve, Boardwalk and The Shop Café
  - Only moments Picnic Point and Panania Public School
- Bus stop just moments from your door step

### Additional

- Understairs storage
  - Quality timber floors
  - North facing
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- Video intercom
  - Side access
  - Alarm system
  - Land size 282sqm
  - Custom curtains
  - Ducted air-conditioning

Contact Paul Davis on 0433 941 856 for more information