

**13 Fitzroy St, Abbotsford, NSW, 2046**

**Horwood Nolan.**

**House For Sale**

Thursday, 24 October 2024

13 Fitzroy St, Abbotsford, NSW, 2046

**Bedrooms: 6**

**Bathrooms: 5**

**Parkings: 4**

**Type: House**



Alessio Scivetti

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## **Architecturally designed luxury residence with expansive water views in one of Abbotsford's most premium streets**

This stunning architecturally designed luxury home redefines contemporary living in one of the most sought after streets in Abbotsford. This exceptional residence offers an unparalleled blend of sophistication, expansive spaces, and spectacular water views, making it the perfect home for families and entertainers. Showcasing over 400sqm of internal living space and over 100sqm of backyard entertaining, this prime corner block sits on approximately 459.2sqm with over 15m frontage.

Its vast array of living spaces include a grand front entrance and lounge area with a tranquil built-in water feature, soaring 6 meter high void, serene water views whilst opening to a private front decking area.

Open plan kitchen, living and dining areas create a seamless indoor/outdoor flow with 10 meter wide beamless sliding stacker glass doors leading to the generous covered alfresco entertaining area, outdoor kitchen, half covered designer heated pool with overhanging decking and covered children's pool area.

As you walk up the wide, floating staircase with edgeless glass balustrades, you are welcomed with a custom made 4-meter-long chandelier and north-east picturesque water views from the family room. Continuing through this luxurious residence which accommodates six large bedrooms, there's an opulent master suite with multiple walk-in-robos and heated floor grand ensuite, all with sweeping water views. There are two additional master bedrooms featuring walk-in wardrobes and ensuites, and a further two bedrooms also have water views.

Surrounded by professionally landscaped and low maintenance gardens at both the front and rear whilst being located amongst one of Abbotsford most sought-after streets, this home ensures a lifestyle of luxury, tranquility and convenience.

- Floorplan and detailed property feature list available on request