



154B National Avenue Loftus, NSW



## Spacious, stylish living in a premium locale

This stunning duplex offers spacious and functional family living. Featuring an open plan living, dining and kitchen that flows effortlessly out to a covered entertaining area and a low-maintenance tiered backyard, it's the perfect blend of indoor and outdoor living. With four bedrooms, a separate study and lots of storage, it's a premium lifestyle just minutes from shops, schools and transport.

- Spacious open plan main living, dining and kitchen with lots of natural light
- Four bedrooms, two w/built-ins, main w/walk-in, ensuite and private balcony
- Versatile study area, lots of storage throughout, downstairs bathroom w/shower
- Stylish main bathroom with bathtub and separate toilet, good size laundry
- Designer gas kitchen with walk-in pantry, stone benchtops and dishwasher
- Covered alfresco entertaining, low-maintenance tiered backyard, water tank
- Ducted air-conditioning, alarm system, single garage w/extra parking in front
- Family-friendly location close to local shops, schools and Loftus train station

**Price:** \$1,480,000

**Council Rates:** \$306.60 p/q

**Water Rates:** \$173.29 p/q



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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.



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Loftus



First Floor



Ground Floor



The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.