



146A Kyle Parade Kyle Bay, NSW

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## Owner says sell, must be sold at Auction!

Discover unparalleled luxury living with a unique offering in the prestigious Kyle Bay neighborhood. This luxurious 5-bedroom home, expertly designed by renowned architects Arquero, showcase a seamless blend of sophistication and contemporary style. This exceptional residence exudes elegance and luxury at every angle, featuring exquisite fixtures and custom finishes throughout. Located in a tranquil and desirable area near schools, shops, parks, and cafes, this home surpasses all expectations by combining exceptional craftsmanship, superb design, and a harmonious balance of luxury and comfort.

- From the expansive gourmet kitchen outfitted with top-of-the-line appliances to the opulent porcelain flooring, chevron accents, and Quartzite elements, each element reflects exquisite taste and unmatched excellence
- Lavishly designed bathrooms boast exquisite aged brass tapware and accents, adding a touch of timeless elegance and sophistication
- The home features solar panels, demonstrating a dedication to eco-friendly living and lowering energy expenses

### Inspect:

Saturday, 21st September 2024 12:00 - 12:30  
Saturday, 28th September 2024 12:00 - 12:30

### Auction:

05/10/2024 02:00 pm

### Price:

AUCTION | Ray Fadel

**Council Rates:** \$630.00 p/q

**Water Rates:** \$191.00 p/q



**Ray Fadel**

0413 177 739



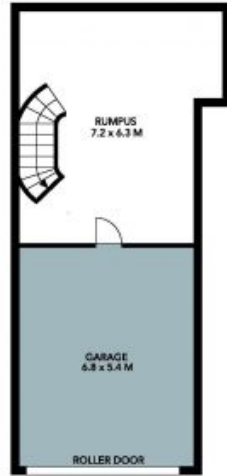
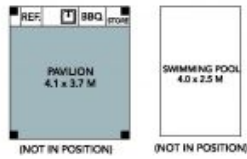
**Steven Azzi**

0410 333 112



146A Kyle Parade  
Kyle Bay

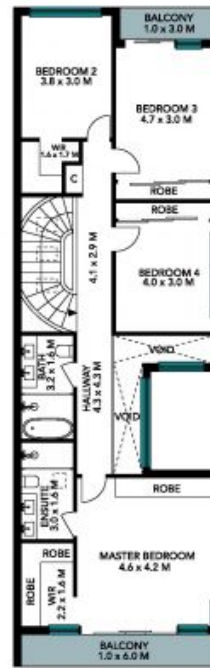
STONE



Ground Floor



First Floor



Second Floor



Site Plan



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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Ground Floor



First Floor



Second 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.