



100 Preddys Road Bexley North, NSW



3 Bed | 3 Bath | 2 Car | Modern Hilltop Duplex

Experience modern family living in this impressive, sun-drenched duplex, spanning three spacious levels in a peaceful, leafy setting. Nestled in an elevated, north-facing position, this contemporary residence offers generous indoor and outdoor living spaces, making it the perfect ready-made home for growing families.

- Open-Plan Living: The main living area flows seamlessly onto a north-facing entertainment patio and private lawn.
- Versatile Spaces: The lower-ground floor offers two dedicated home office spaces, a family/rumpus room, and a tandem double garage.
- Bedrooms with Views: The upper level boasts three bedrooms, including a master with an ensuite, walk-in wardrobe, and balcony offering elevated district views.

Inspect: Saturday, 21st September 2024 10:15 - 10:45

Auction: 01/10/2024 05:30 pm

Price: AUCTION GUIDE \$1,600,000



Sam Abbas

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100 Preddys Road
Bexley North



First Floor



Lower Ground Floor



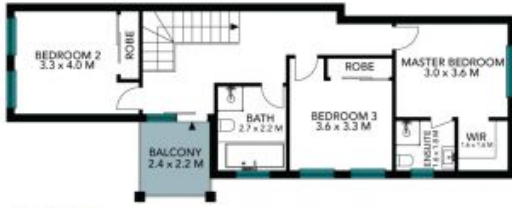
Ground Floor



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.

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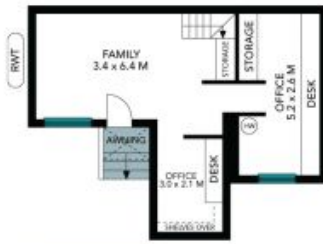
STONE



First Floor



Site Plan



Lower Ground Floor



Ground Floor



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.