

G05/179 Albany Street Point Frederick, NSW 3  2  2

### Luxury 3-bedroom residence - ground floor living at its finest

Discover this generously proportioned ground level three-bedroom haven, perfectly crafted with luxurious finishes and designed for seamless indoor and outdoor living. Flat entry with no steps, total living area of 152m2 this is an ideal opportunity for discerning downsizers or small families seeking low maintenance living in a prestigious location and just 50 minutes from Sydney.

- Sophisticated kitchen featuring premium SMEG appliances and integrated dishwasher
- Smart, spacious layout with expansive alfresco spaces for relaxed entertaining
- State-of-the-art home automation systems with Urmet and Kasta technologies
- Elegant, contemporary bathrooms, secure basement parking and convenient same level access or lift facilities
- Quality Paco Jaanson tapware and custom blinds throughout the home
- A short walk to the waterfront, vibrant dining spots, and scenic coastal trails
- Thoughtfully designed by award-winning architect CKDS
- Additional basement storage cage

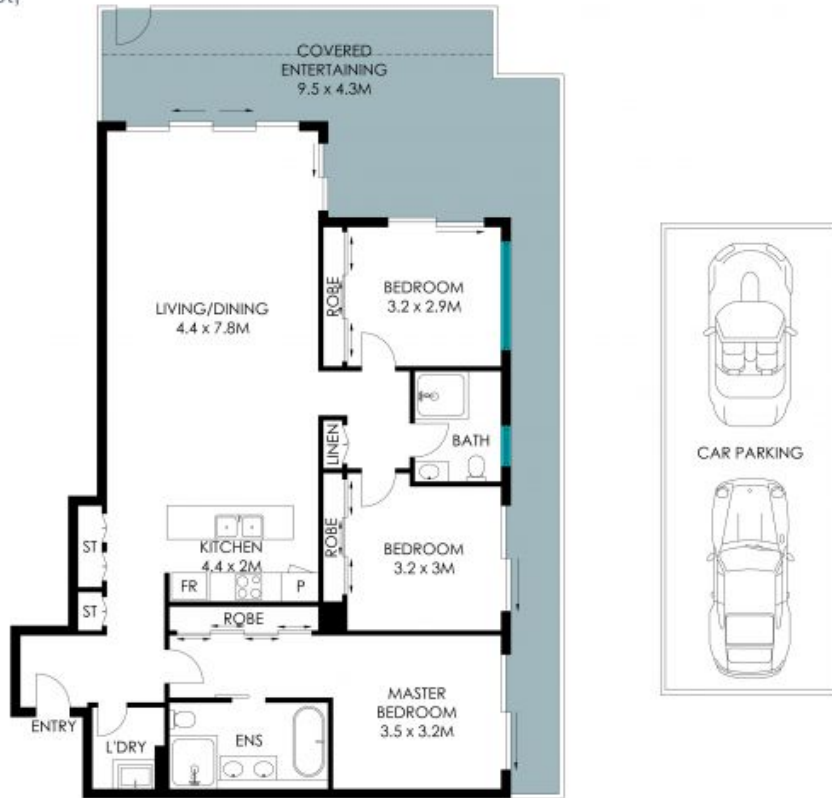
**Inspect:** Saturday, 19th October 2024 1:00 - 1:45

**Price:** Contact Agent  
**Council Rates:** \$292.49 p/q  
**Water Rates:** \$265.75 p/q



**David Lyle**  
0408 440 010

G05/179 Albany Street,  
Point Frederick



Internal Living: 110sqm  
External Living: 42 sqm  
Total Living Area: 152 sqm

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.