

146A Kyle Parade Kyle Bay, NSW

5

3

2

## Brand New Architecturally Designed Duplex

Discover unparalleled luxury living with a unique offering in the prestigious Kyle Bay neighbourhood. This luxurious 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.

- Four generous sized bedrooms, all fitted with built-in robes and walk-in robes
- Master bedroom features an ensuite and full length balcony, timber floors
- Lavishly designed bathrooms boast brass tapware and stand alone bathtub
- Formal living and separate dining space adorned with custom built joinery
- Spacious study room or fifth bedroom with built-in cabinetry
- Family room includes gas fireplace and flows into the sunlit alfresco dining
- The basement area features a flexible rumpus room, ducted air conditioning

**Inspect:**

Saturday, 19th October 2024 11:30 - 11:45

**Price:**

\$2,200 Per Week

**Available Date:** 26/10/2024

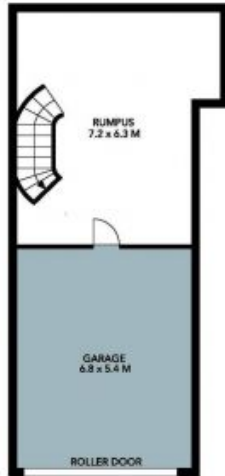
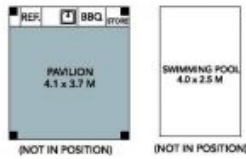


**Gerry Filas**

0419 603 623

146A Kyle Parade  
Kyle Bay

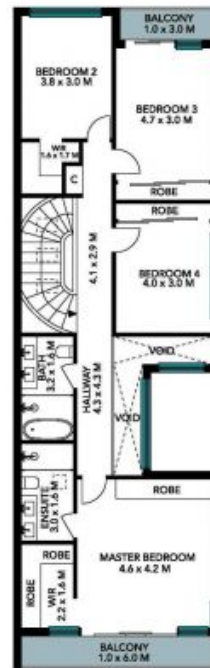
STONE



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.