

1A Ash Avenue Caringbah South, NSW



## Modern Luxury Meets Serenity

The next generation of family luxury has hit the streets of Caringbah South in this stunning architectural residence that's perfectly positioned in one of the suburb's most sought-after leafy streets. This high-calibre sensation radiates contemporary style and features an impressive two-level floorplan highlighted by luxury appointments, quality design features and superb spaces to entertain. It's all set to provide elegance, inspiration and an ultra-private in/outdoor environment close to a range of lifestyle amenities, schools, shopping and waterfront parks.

- A solid and high-quality construction finished with premium inclusions
- Bright and spacious open living area that integrates with the outdoors
- Full chef's kitchen featuring a marble breakfast island, pull-down spice rack and gold brass taps
- Three upper-level bedrooms with built-in robes and automatic curtains, master with ensuite, plus a second living space
- Sheltered entertainment deck with built-in BBQ and inground saltwater pool
- Private grassed garden featuring two extra paved patios for outdoor dining

**Inspect:** Saturday, 19th October 2024 11:00 - 11:30  
Tuesday, 22nd October 2024 5:30 - 6:00

**Auction:** 12/11/2024 05:30 pm

**Price:** AUCTION | Andre Levrault  
**Council Rates:** \$478.60 p/q  
**Water Rates:** \$172.79 p/q



**Andre Levrault**

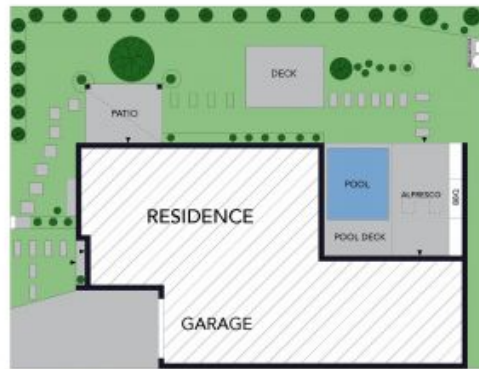
0414 542 289



**Jordan D'Amato**

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1A Ash Avenue  
Caringbah South



Site Plan



Ground Floor



First 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.



Ground Floor



First 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.