

## Top-Floor Sanctuary of Space, Light and Privacy

**15/81 Middle Street, Kingsford**

### Forthcoming Auction

Bathed in natural light and transmitting a serene sense of sophistication, this beautifully presented top-floor penthouse style apartment combines house-like proportions with effortless modern living. Positioned at the quiet rear of a boutique security complex, this residence enjoys exceptional privacy and a tranquil, elevated leafy outlook. Offering both elegance and convenience, it is perfectly placed in close proximity to the heart of Randwick.

Peaceful residential living with every urban convenience just moments away. Stroll to the vibrant cafe & dining precinct Newmarket Village, The Spot cafes and restaurants, light rail transport, UNSW Prince of Wales Hospital. With parklands, beaches and Eastern Suburbs landmarks within easy reach, this home is the perfect base for a refined, connected lifestyle.

#### Property features:

- Generous open-plan interiors with only one common wall, enhanced by natural light and a tranquil leafy aspect.
- Expansive living and dining zones framed by large windows and timber floors, ideal for relaxed everyday living or sophisticated entertaining.
- Sunlit balcony offering a peaceful escape and the perfect indoor/outdoor connection.



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**Property ID:** L18753273

**Property Type:** Apartment

**Garages:** 1

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- Modern kitchen featuring quality appliances, gas cooking, ample cabinetry, and a full pantry.
- Three spacious bedrooms, all appointed with built-in robes; the master retreat enjoys a private ensuite and a calming outlook.
- Contemporary main bathroom with a separate bath and shower, complemented by an additional guest WC.
- Oversized lock-up garage (approx. 3.3 m – 8.6 m) with adjoining laundry and storage room – a rare luxury in apartment living.
- Set within a well-maintained security complex, moments from everyday amenities yet quiet in position.