



**Sold By Sam Coggnetta 0417 273 377**



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## 35 Mavis Avenue, Peakhurst

**Sold**

35 MAVIS AVENUE PEAKHURST

Architecturally designed and masterfully built with solid double-brick and concrete construction is this brand new family home, encompassing spacious light-filled open floor plan and boasting multiple living areas with four spacious bedrooms splaying over three inviting levels...

This home offers additional Study/ Retreat area upstairs, potential 5th bedroom downstairs, extremely rare basement parking accommodating four vehicles, high angled constructive ceilings with featured compositional bulkheads and shadow lines, all complemented by illuminous LED systemic lighting throughout and exuding the finest of finishes ensuring a luxurious lifestyle and the highest level of comfort...

Lower Level:

- Driveway with entrance to brand new double brick and concrete slab constructed residence Basement ... Parking for 4x Cars plus driveway parking for an additional 2x Cars
- Heated Swimming pool with 7 massage jets.
- Step down to luscious green tranquil garden retreat

\*Guest bathroom with shower catering for Pool area and basement garage

**Property ID:** L27622654

**Property Type:** House

**Garages:** 4

**Sam Coggnetta**

0417 273 377

Sam.Coggnetta@fivedock.rh.com.au

- Internal and external stairs to upper levels

Central Level:

- Keyless entry automatic feature 2.4m Timber front door with luxurious LED Chandelier
- Magnificent entertainer's gourmet kitchen enhanced by 60mm high-end stone waterfall edge benchtops, elaborate black glass-stainless steel appliances with adjoining Butler's Pantry
- Open plan living and dining plus separate formal lounge (Potential Bed 5)
- Stylish guest bathroom with shower
- Spacious separate Laundry with additional W/C
- 2x Spacious sun-filled recreational balconies, splaying front and rear

Upper Level:

- Extensive Study/ Retreat area with purpose designed sky lighting
- Generous Master Suite and Second Bedroom both with balconies and high-end ensuites (His/ Her's walk-in-robe to main)
- Spacious light-filled bedrooms, all with custom built-in robes
- Fully tiled main bathroom offers double vanity, sumptuous Spa bath and designer Shower

Further features include:

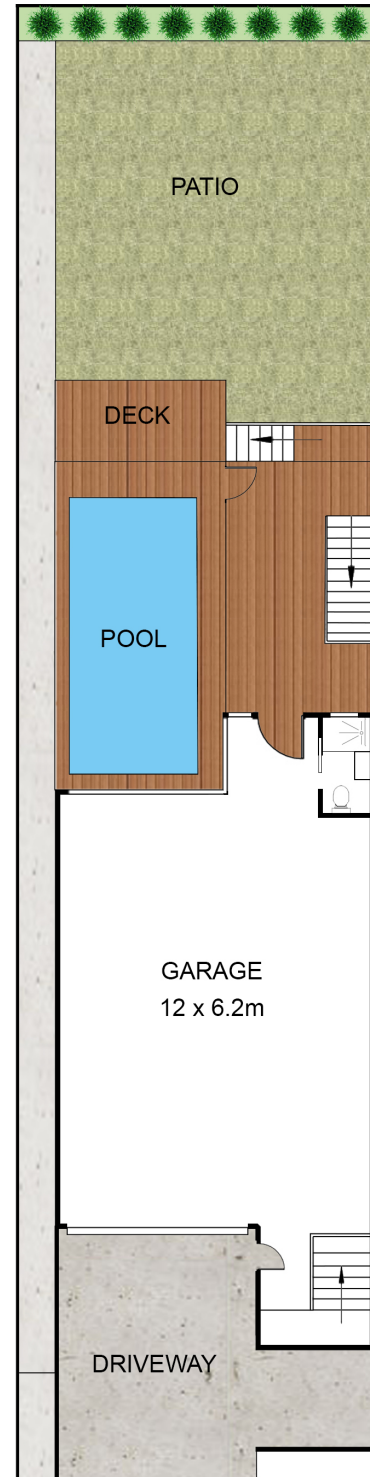
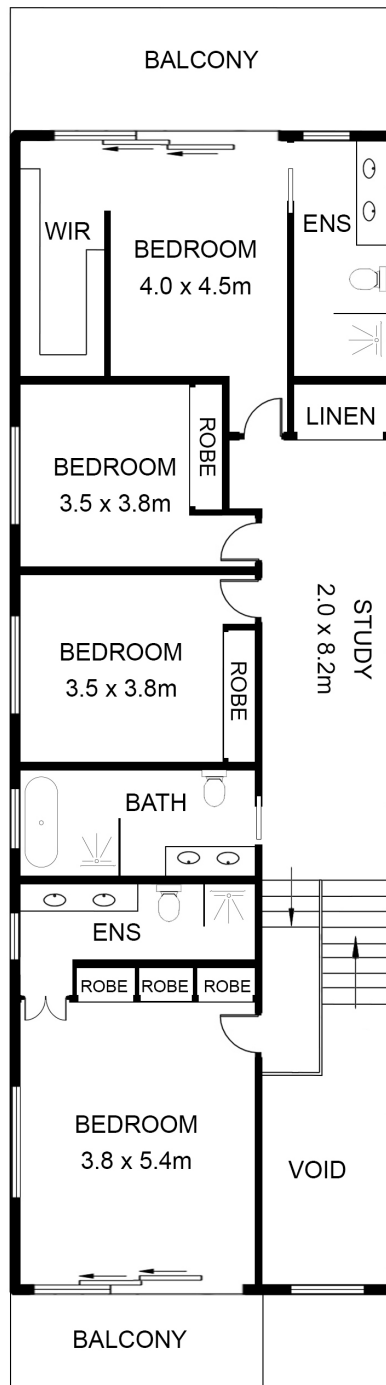
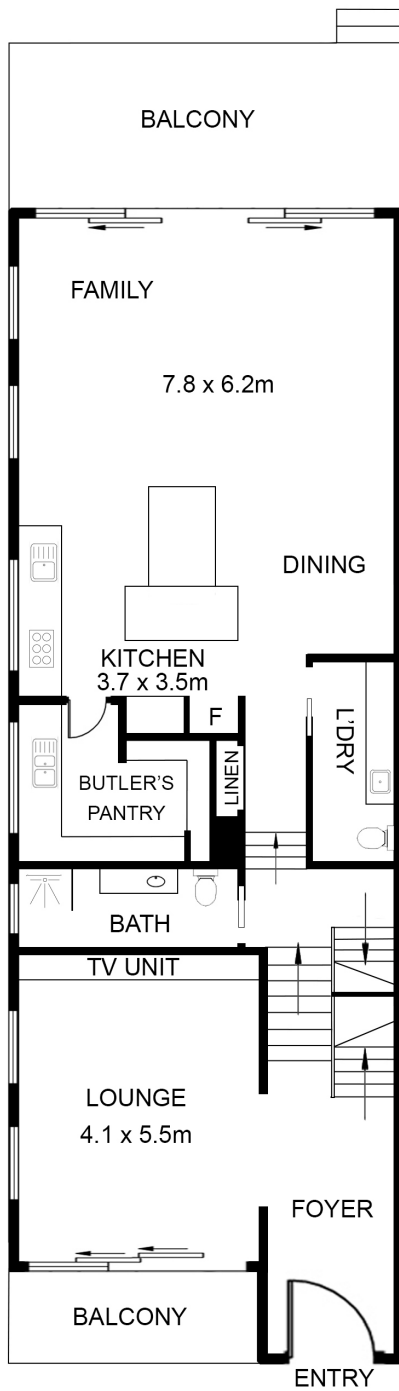
- Formal feature void area encompassing staircase
- Two independent Ducted air conditioning systems for upper levels, Gas heating outlets
- 10mm glass for all sliding commercial door frames
- Fully tiled downstairs, Solid timber floors over Concrete slab upstairs
- Data points extensively installed throughout
- SMART Home Technology System with automated remote operational lighting and electrical control via Apps incorporating though not limited to Security Cameras, Video Intercom, Alarm, Keyless Entry
- Located just 7min drive to Westfield Hurstville and Train Station, Cafes/ Restaurants, close proximity to the area's best schools, local parks, only steps to local buses and short distance to M5 Motorway

We will look forward to meeting you at our Open and showing you through this remarkable home...

For further details, please contact Sam Cогnetta on 0417 273 377.

Raine & Horne Five Dock

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