



## Luxury Coastal Duplex with Ocean Views



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**78A Gemini Way, Narrawallee**

**\$1,150,000**

Perfectly positioned in one of Narrawallee's most sought-after coastal pockets, this brand new, designer duplex delivers an exceptional beachside lifestyle with refined modern luxury with ocean glimpses and leafy outlook.

Designed for families who love space, light and the sea breeze, the immaculate two-storey residence features soaring ceilings, sun-filled open-plan living and an effortless indoor-outdoor flow that captures the relaxed essence of coastal living. An easterly-facing backyard provides the perfect spot for morning coffees, long lunches or sunset entertaining. Enjoy a shortcut through bushland just moments from the sand and surf.

Recently completed and finished to a high standard, the home offers year-round comfort with double-glazed windows, air conditioning and skylights that flood the interiors with natural light. Engineered Blackbutt timber flooring, thoughtful design details and generous storage elevate everyday living.

Upstairs you can retreat to the luxurious master suite offering a leafy outlook over the Biodiversity Reserve, its own private balcony, an expansive walk-through wardrobe and a beautifully appointed ensuite. Rear bedrooms capture ocean glimpses, while the family bathroom features a freestanding bath and separate toilet, perfect for busy households.

**Property ID:** L38955958

**Property Type:** House

**Garages:** 1

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Downstairs you will find the heart of the home with the stunning open-plan living and dining area, seamlessly opening to a private covered alfresco area ideal for entertaining. The designer kitchen will impress with its oversized island bench, stone benchtops, gas cooktop and large walk-in pantry. A separate media room at the front of the home provides additional space to relax or unwind.

Outside, low-maintenance landscaped gardens mean more time enjoying the lifestyle, take a short stroll to Narrawallee Beach or Inlet for swimming, fishing, paddleboarding or relaxed family picnic days.

#### Features:

- Walk to Narrawallee Beach & Inlet
- Elevated coastal position
- Ocean glimpses
- High ceilings & skylights
- Engineered Blackbutt timber floors
- Designer kitchen & luxury finishes
- Ample storage throughout
- Torrens Title – No strata fees

A rare opportunity to secure a brand new coastal home in a tightly held Narrawallee location, where luxury meets laid-back beachside living.