

9A Wyralla Road Yowie Bay NSW

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BESPOKE FAMILY LIVING IN PREMIER BAYSIDE LOCALE

Perfectly positioned within a prestige bayside locale is this exquisite near new home built to impressive scale. This extravagant family residence reveals a range of effortless entertaining spaces and offers the perfect lifestyle, while integrated resort-style facilities ensure uncompromising indulgence.

Showcasing high end quality inclusions throughout, chefs will adore the spacious designer gourmet Marble kitchen equipped with premium appliances, an expansive island breakfast bar and sleek butler's pantry complete with additional walk-in pantry.

Accommodating for family life at every stage, you will be able to enjoy the heated sparkling pool all year round, relax and entertain overlooking the easy-care level grassed yard, all within proximity to Yowie Bay Marina, local schools, shops, and transport.

By Negotiation

Type : Semi Detached

View : <https://www.brookes.net.au/sale/nsw/sutherland/yowie-bay/residential/semi-detached/7960559>

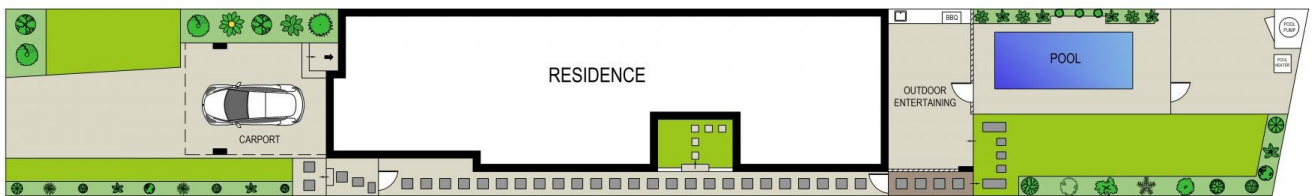
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The floor plan shows a central corridor with a staircase leading up to a 'VOID'. To the left of the corridor is the 'MASTER BED' (4.3 x 3.6m) with a 'BALCONY' and two 'ROBE' units. To the right of the corridor are 'BED 4' (3.7 x 3.0m) and 'BED 3' (3.7 x 3.0m), each with a 'ROBE'. Further right is 'BED 2' (3.7 x 3.5m) with a 'ROBE'. A 'BATH' is located between the corridor and the bedrooms, with an 'ENSUITE' attached to the 'MASTER BED'. A 'WALK-IN ROBE' is also shown near the master bed.

Ground Floor Plan

- Carport:** Located on the left side of the plan.
- Lock Up Garage / Storage:** 5.9 x 3.0m, located adjacent to the carport.
- Living:** 4.0 x 3.0m, located in the center of the plan.
- Kitchen:** 4.7 x 4.0m, located on the right side of the plan, featuring an oven and a butler's pantry (2.2 x 1.6m).
- Dining / Family:** 6.1 x 5.5m, located on the right side of the plan, adjacent to the kitchen.
- Outdoor Entertaining:** Located on the far right side of the plan.
- Bathroom:** Located near the garage.
- Walk-in Ptry:** 2.1 x 1.4m, located near the living area.
- Storage:** Multiple storage areas are indicated throughout the plan.
- Staircase:** Located near the garage.



SITE PLAN (NOT TO SCALE)

0 1 2 3 4 5 metres

PLANS SHOWN ARE FOR MARKETING PRESENTATION ONLY AND IT'S NOT PART OF ANY LEGAL DOCUMENT. SUBJECT TO ERRORS, INACCURACIES AND IT SHOULD NOT BE USED AS SOLE AND ACCURATE REFERENCE.

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