



## Arncliffe, NSW

11a Carlton St

**3** BED  
**2** BATH  
**1** CAR



### Inject some wow factor into your world! Indulge in this impressive, brand new duplex.

This ultra-modern duplex certainly does impress; perched high in a tranquil cul-de-sac, it welcomes both privacy and wonderful water views of Botany Bay.

It exudes comfort and class with inviting, spacious separate dining and living areas, complemented by a bright, beautiful kitchen with granite bench top, glass splashbacks stainless steel appliances, soft close polyurethane doors and drawers, gas cooking and dishwasher. The downstairs is beautifully tiled, with reverse cycle air conditioning providing a lavish comfort throughout both storeys.

Three bedrooms on the top floor, boast built in robes, an abundance of light and polished timber floors throughout. The main bedroom enjoys not only a stunning ensuite; but also flows to a balcony with water views.

### LEASED

**Contact:** Angelo Boliaris  
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**Type:** House

**Date Available:** 05/05/2018

**Bond:** \$3080

**<http://livingherekogarah.com.au>**