



### 46A Gregory Street South Coogee NSW

4 3 2

Discover the epitome of coastal luxury with our brand new architecturally designed 4 bedroom duplex, nestled just moments away from the sun-kissed sands of Coogee Beach. This stunning residence boasts a harmonious blend of modern elegance and functional design, crafted to elevate your lifestyle. With spacious interiors flooded with natural light, every room is a sanctuary of comfort and style.

Step into a world where cutting-edge technology meets everyday convenience. Our duplex features state-of-the-art technological enhancements including integrated smart home systems, allowing you to control lighting, climate, and security effortlessly from your fingertips. Imagine coming home to a space where comfort and innovation converge seamlessly, enhancing every moment spent in this exquisite coastal retreat.

**View :** <https://www.plusagency.com.au/sale/nsw/eastern-suburbs/south-coogee/residential/house/8043507>



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## DUPLEX

46A Gregory Street,  
South Coogee NSW 2034

## AREA

Living Area: 325 m<sup>2</sup>

Land Size: 317.9 m<sup>2</sup>



4



3.5



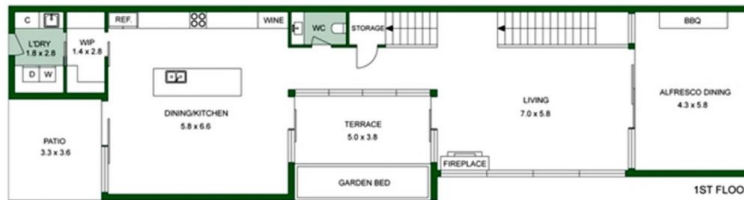
2



Disclaimer: This plan is presented in good faith and is to be used as a guide. It does not constitute an offer or contract. All area sizes indicated are approximate only. Positions of furniture, fittings and the like are not indicative of final positioning.



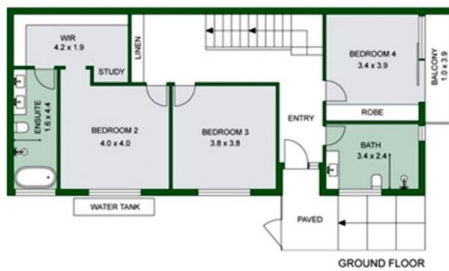
SITE PLAN



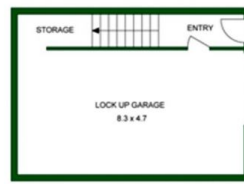
1ST FLOOR



2ND FLOOR



GROUND FLOOR



BASEMENT