



#### 46 Waratah Street Kyle Bay NSW

4 3 2

This brand-new, exquisite property stands out with its prominent street frontage in a tranquil cul-de-sac, designed to cater to modern families with its luxurious finishes and multiple living spaces. Constructed on a solid concrete slab, the residence boasts four generously sized bedrooms and open-plan interiors that blend comfort and elegance seamlessly.

The ground floor features a gourmet kitchen that will delight any chef, equipped with stone benchtops, premium vZug appliances, gas cooking, an integrated dishwasher, a double sink, and an inviting island bench. The design maximizes space and natural light, creating an inviting atmosphere throughout. The master suite is a haven of luxury, featuring a walk-in wardrobe and an exquisite

**Type** : Semi Detached  
**Price** : Offers Now or Auction- Guide \$2,900,000  
**View** : <https://www.plusagency.com.au/sale/nsw/st-george/kyle-bay/residential/semi-detached/8118836>

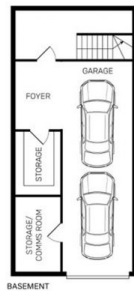


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PLUS  
AGENCY

## DUPLEX

46 Waratah Street,  
Kyle Bay, NSW 2221

## AREA

Land Size: 380 m<sup>2</sup>



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.