



### 117 Kyle Parade Kyle Bay NSW

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Rare offering is this dream block occupying an enormous 1657m<sup>2</sup> of deep waterfrontage. Excellent opportunity to design a potential landmark masterpiece and enjoy luxury living situated in one of Sydney's best locations on the exclusive shores of the Kyle Bay peninsular. With DA approved plans for a prestige home, this prime real estate enjoys over 55m of waterfrontage, an 18.29m street frontage, an existing boatshed, and a double lockup garage. Surrounded by quality residences and close to all amenities this waterfrontage is a rare offering to create a waterside lifestyle.

- Enormous estate land of prime 1657m<sup>2</sup> deep waterfront with over 55m at the water's edge
- DA approved plans for a prestige home
- Existing jetty, pontoon boatshed and double lock up garage

**Price** : \$ 6,550,000  
**Land Size** : 1657 sqm  
**View** : <https://www.luxebymm.com.au/sale/nsw/st-george/kyle-bay/residential/house/6358618>



**Maurice Maroon**  
02 9547 0008



**Jenny Longo**  
02 9547 0008