



**121 Kangaroo Point Road Kangaroo Point NSW**

4  3  2 

Exclusively located in one of the Shire's most sought-after peninsula cul-de-sacs with captivating views across Oyster Bay, this exceptional residence promises fine family living. It captures the essence of waterside style with its flowing interior layout, private outdoor areas and an expansive multi-level floorplan that provides spaces for all types of entertaining.

The home occupies an easy-to-maintain garden block with a manicured backyard and private level lawn. Light-filled interiors offer a spacious and versatile floorplan with generous open living and dining areas and a downstairs casual space. There is also a stylish island kitchen with good quality appliances; and four well-sized bedrooms, including an entire level upstairs master with walk-in robe, ensuite and water-view balconies.

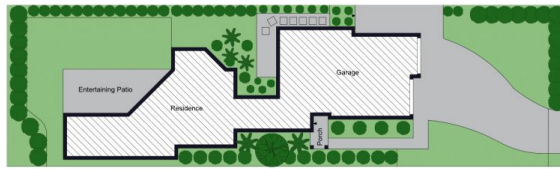
**Price** : \$ 2,700,000  
**Land Size** : 557 sqm  
**View** : <https://www.luxebyymm.com.au/sale/nsw/sutherlandland/kangaroo-point/residential/house/7792251>



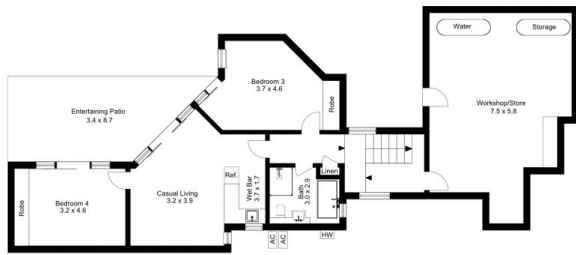
**Maurice Maroon**  
02 9547 0008



**Stephen Large**  
02 9547 0008



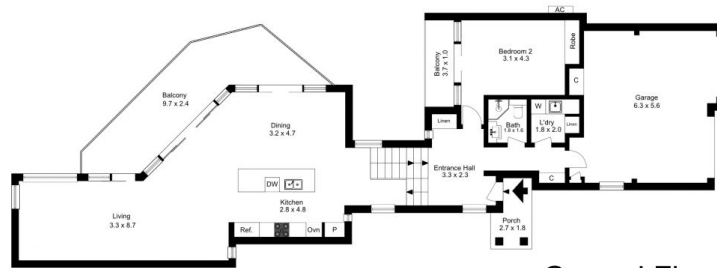
Site Plan



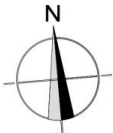
Lower Ground Floor



First Floor



Ground Floor



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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Lower Ground Floor



First Floor



Ground Floor



The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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