






### 148 Kangaroo Point Road Kangaroo Point NSW

3  2  4 

A superb lifestyle opportunity unmatched in either aspect or position, this Hamptons-inspired contemporary residence presents a truly rare offering, and it enjoys a stunning panorama over the Georges River. The beautifully appointed home captures the essence of waterside style with its deluxe modern finishes, private outdoor areas and flowing layout that provides spaces for all types of entertaining.

An elevated northerly outlook ensures there is excellent natural light, fresh breezes and sparkling views from all major rooms. Inside is a versatile floorplan that's very smartly presented and comes with three bedrooms, a separate study, generous living and dining spaces plus floor-to-ceiling windows that make the most of the

[For full version visit the website](https://www.luxebymm.com.au)

**Type** : House  
**Price** : Auction unless sold prior  
**Land Size** : 910 sqm  
**View** : <https://www.luxebymm.com.au/sale/nsw/sutherland/kangaroo-point/residential/house/8160894>



**Maurice Maroon**  
02 9547 0008



**Lucy Stylianou**  
02 9547 0008



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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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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