



45 Witney Street, PROSPECT, NSW 2148

Prestige Prospect Residence | Style, Space & Sophistication

Tucked away in a peaceful cul-de-sac, this exceptional, full brick residence, is a striking blend of contemporary elegance and timeless craftsmanship. Designed for those who appreciate space, sophistication, and lifestyle excellence, this home is more than just a place to live - it's a statement.

From the flowing open-plan layout to its luxurious finishes and standout entertainment features, every inch of this residence has been meticulously curated. The property offers an expansive floorplan ideal for growing families, professionals, entertainers, or those seeking multi-income potential.

Top Floor Features:

- + Sun-drenched master suite with walk-in wardrobe, ensuite featuring granite benchtops, custom vanity, spa/shower combo, additional built-in robe, and skylights
- + Two additional generous bedrooms with wall-to-wall built-ins
- + Stylish wraparound kitchen with granite benchtops, island bench, premium appliances including dual ovens, and ample storage

TYPE: For Sale

INTERNET ID: 115P14229

SALE DETAILS

Offers Invited!

CONTACT DETAILS

Toongabbie

4 Cornelia Road
TOONGABBIE, NSW
02 9896 2333

Alex Georgiou

0432 578 968

- + Expansive open-plan living and dining area with a bespoke granite dining table and inbuilt mini bar
- + Gas fireplace suspended beneath a steel-framed cathedral ceiling
- + Luxurious main bathroom with spa bath and floor-to-ceiling tiling
- + Double-stacker sliding doors open onto a spectacular 65sqm covered entertainment area with built-in BBQ, two natural gas points, and panoramic city views
- + Ducted air conditioning throughout
- + Four-car garage with built-in cabinetry, dual remote-control doors, & additional storage

Middle Floor Features:

- + Laundry with ample cabinetry, plus additional shower and toilet
- + Heated in-ground saltwater pool with echo decking, canopy cover, BBQ area, and sweeping east-facing city views
- + Undercover daybed retreat
- + Walk-in pantry
- + Dedicated gym room
- + Dry storage area

Self-Contained Airbnb Studio:

(Current return \$45,000 per annum)

- + 46sqm of private, fully self-contained living
- + Spacious bedroom with ensuite and spa
- + Open-plan living area with modern kitchen, breakfast bar & laundry
- + Separate private entrance with external security camera & after-hours key access

Council-Approved Office Space:

- + 60sqm with separate private access & secure entry
- + Potential rental income \$750 per week
- + Split system air conditioning, toilet & storage room
- + Ideal for professionals or consultants

Disclaimer: All information is gathered from sources we believe to be reliable however we cannot guarantee it's accuracy. Interested parties should rely on their own enquiries.

Other features: Area Views, City Views, Close to Schools, Close to Shops, Close to Transport, Heating, Kitchenette

- Land Area 712.00 square metres
- Bedrooms: 5
- Bathrooms: 4
- Car Parks: 4

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

- Ensuite







45 Witney St, Prospect



Please note:
Floorplan measurements are a guide only.
All dimensions are approximate in their distance and volume.
We cannot guarantee its accuracy and interested persons should rely on their own enquiries.



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