

## Dazzling Transformation Of Classic Californian into Mega House!!!



4



3



1

## 75 Bouvardia Street, Russell Lea

### DEPOSIT RECEIVED ! OPEN HOUSE CANCELLED!!!

Behind the traditional California facade, brilliant design has magically and triumphantly transformed this home with a cool, chic, ultra contemporary emphasis, showcasing superb finishes and inclusions.

Its truly exceptional free-flowing interiors in soft soothing colours, freshly painted inside and out, encompassing lounge, dining and casual living area, gourmet kitchen, flow onto a paved al fresco entertaining area. Another fantastic feature highlighting as a plus item, is the outdoor spa situated in the rear garden – Fantastic feature! The rear garden also contains a large free-standing studio/retreat/garage/extended car port for extra carspace and off street parking available.

Each of the four bedrooms have built-ins and the master bedroom also contains an extremely modern en-suite & large sized walk-in wardrobe. The main bathroom also features an aqua theme, and there are extra toilets off the rear of the house as well as upstairs in the attic. The attic could just as well be classified as a loft, potential office space or teenage retreat. This home has quality block-out blind & timber shutters with lockable security doors and windows throughout.

Among its many elegant features are quality blinds, Caesar-stone bench tops, heated floors, ducted a/c throughout, alarm, remote control garage, Rumpus room, electric awnings, SMEG

<b>Property ID:</b>	R145462
<b>Property Type:</b>	House
<b>Garages:</b>	1
<b>Land Area:</b>	443.0 sqm

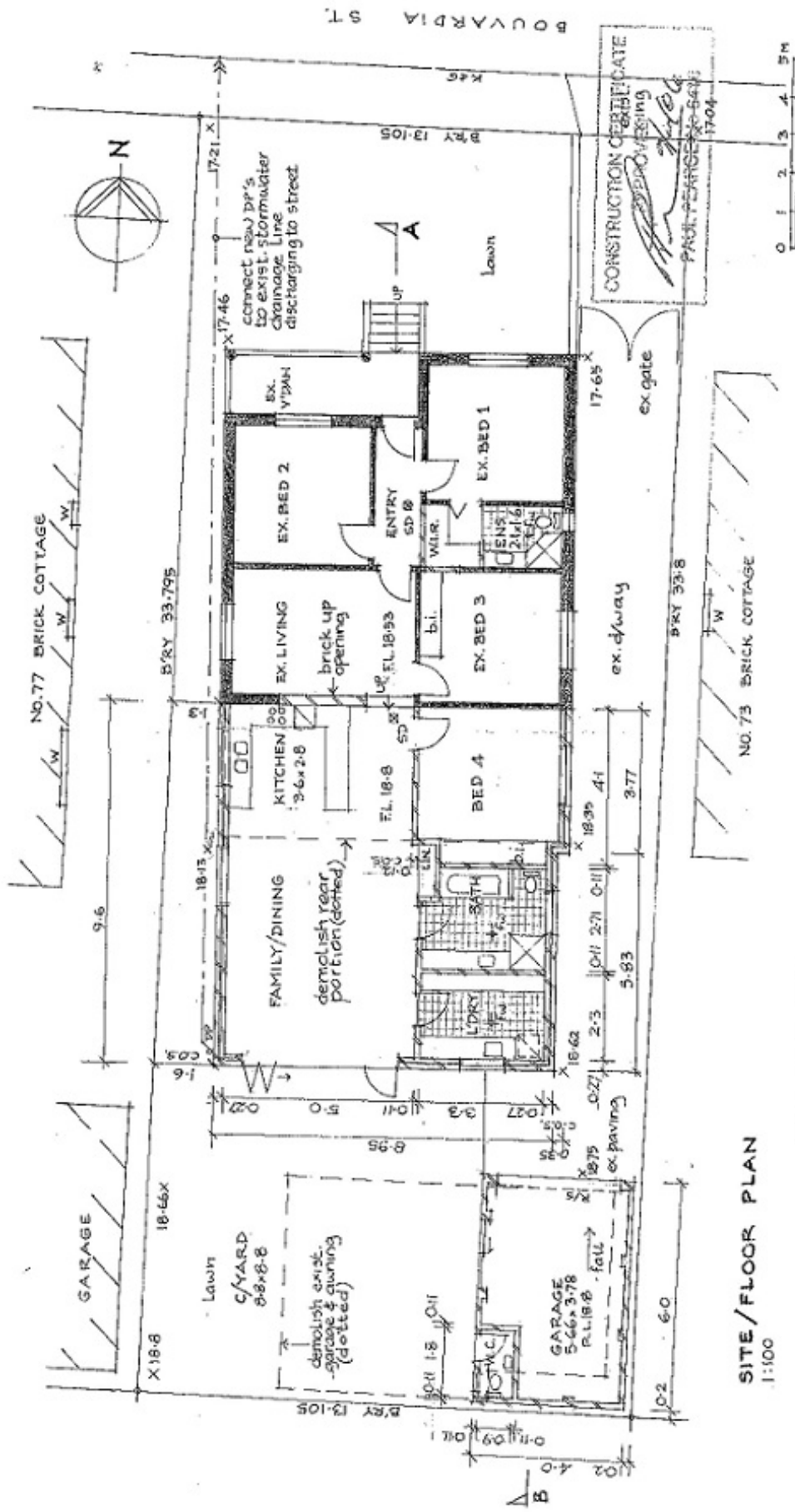
**Alison Chang**  
0410037732  
alison@rhconcord.com.au

microwave and dishwasher and not to forget to mention double/triple secure parking with a secure driveway, gate and garage combination.

Moments from shops, parks and bus/ferry services are all convenient to this serenity filled avenue, which is so quintessentially Drummoyne/Russell Lea.

FOR MORE INFORMATION OR TO BOOK AN INSPECTION PLEASE CALL Alison Chang 0410 037 732 OR 02 9736 3877.

Cancellation of open for inspection times may occasionally occur due to unforeseen circumstances. For notification of these cancellations please ensure you have registered your details with Raine & Horne Concord.



**SITE/FLOOR PLAN**  
1:100

**AREA ANALYSIS**

SITE AREA 442.9 M<sup>2</sup>  
 F.S.R. ALLOWED 0.5:1 (221.45 M<sup>2</sup>)  
 F.S.R. PROPOSED 0.38:1 (167 M<sup>2</sup>)  
 SITE COVER ALLOWED 65% (287.9 M<sup>2</sup>)  
 SITE COVER PROPOSED 45% (199 M<sup>2</sup>)

**LEGEND:**

— exist brick walls  
 — new brick walls  
 SPB auto smoke alarm (hard-wired) to B.C.A. reg's

ISSUE 'B' SEP '06 FOR C.A.  
 ISSUE 'A' JUL '06 FOR D.A.

**ALTERATIONS & ADDITIONS TO  
 75 BOUVDARIA ST. RUSSELL LEA  
 FOR MR. S. BALDWIN  
 SITE/FLOOR PLAN DWG. 1/B  
 DINATALE DESIGNS PL ARCHITECTS  
 (G. DINATALE REG. 4439) PH: 9736 2426**