

133 Barooga Rd, Tocumwal, NSW 2714

\$2,200,000

House 4 2 6



## Architecturally Designed Eco-Luxury Lifestyle Estate

A truly exceptional lifestyle property combining cutting-edge eco-friendly design, modern luxury, and rural tranquility all perfectly complemented by breathtaking lagoon views and private water access.

**Open for Inspection**

By Appointment.

Set on a meticulously maintained acreage with direct lagoon frontage, this architect-designed 2022 residence showcases the pinnacle of energy-efficient living, premium infrastructure, and thoughtful design. Every element of the property has been considered to deliver a serene, self-sufficient, and luxurious rural lifestyle, complete with extensive shedding and a separate cottage.

### The Residence

Impeccably crafted with sustainability and comfort in mind, the 25.5-square home features a steel frame and reclaimed double-brick construction, ensuring superior thermal performance and timeless character. The intelligent design maximises natural light, solar-passive orientation, cross ventilation, and thermal mass for year-round comfort all while capturing stunning lagoon vistas from key living areas.

Inside, refined interiors feature polished concrete floors, stone benchtops, and premium finishes throughout. The spacious open-plan living, dining, and kitchen area flows effortlessly to the outdoor entertaining spaces the perfect spot to relax or entertain while enjoying the tranquil lagoon outlook.

Highlights include:

3 bedrooms plus office, 2 designer bathrooms (ensuite with in-floor heating)

Ducted refrigerated heating & cooling, ceiling fans throughout

Double-glazed windows, electric blinds to main bedroom (provision in living)

Electric double pyrolytic oven, induction cooktop, integrated rangehood & AEG dishwasher

Custom cabinetry with integrated ironing centre, quality carpets, blinds & curtains

### Listed By

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