

169 Ayrshire Park Dr, Boambee, NSW 2450

Sold - 16/05/2013

House 4 2



It's a Steal!

After months of designing, and a few short years of enjoying, our vendors life has moved in a different direction and they need to sacrifice this stunning Boambee Valley home in order to follow their new dream. The vendors are committed to a move, so they've sacrificed the price to well below valuation, so now is your opportunity to take advantage of the stylish, yet casual lifestyle that they have created.

Cradled in an idyllic setting—a lush, private pocket of the Boambee Valley, with its own flowing creek meandering through the 1.43 hectares (3.49 acres) is this stunning four bedroom home, featuring plenty of glass to overlook the rural vista and flood the home with natural light.

The entry leads into the design masterpiece of the home; a cavernous cathedral ceiling with glass gable windows above the spacious lounge room.

Two double stacking sliding doors lead onto an expansive outdoor lounge area. This area is part of 105 square metres of white mahogany decking which wraps around the east and south side of the home and overlooks the creek, dams and landscaped gardens.

The kitchen features stone benchtops and stainless steel appliances, including a large free standing oven and gas cooktop which will be the envy of any Master Chef.

Share a meal at the breakfast bar or in the adjoining open plan dining area.

A second living area is an ideal kids retreat, with plenty of built-in storage for the television, books and toys. This family room spills onto a patio at the rear of the home and the fenced yard area which provides plenty of space for play equipment and a game of backyard cricket.

The 'family' wing flows from this living area, containing three bedrooms and the family bathroom. All bedrooms are queen sized; with one able to be converted to a teenager's retreat or guest bedroom, with existing plumbing installed to convert part of the room to an ensuite.

The master bedroom is contained in a wing at the opposite end of the house. Tranquil green walls are complimented by the greenery outside which can be viewed through walls of floor to ceiling glass. Through french doors the room also accesses a private part of the deck, an ideal spot to share a drink at the end of the day and watch the abundant bird life.

The full-sized ensuite has a corner spa, good sized shower and unique antique vanity.

The separate walk-in wardrobe is more like a dressing room, with plenty of space for every item of clothing.

The upper level of the home features a large mezzanine study, which overlooks the view via the glass gable windows of the lounge room. The extra roof space has been utilized as a storage area, accessed from the study.

Other features:

*1.43 hectares/3.49 acres

*Hopwood built in 2006

*Bogged brick finish with colorbond roof

Open for Inspection

By Appointment.

Listed By

Kerry Hines

Phone: (02) 6658 6042

Mobile: 0438 583 119

Kerry Hines

Phone: (02) 6658 6042

Mobile: 0438 583 119

