

Carolyn@realty

**SOLD**

## DREAMS REALISED - SPECTACULAR ENTERTAINERS HOME

Perfectly located in the most prestigious pocket of beautiful Sanctuary Grove Estate, this substantial contemporary residence offers multiple open plan living spaces with a seamless outdoor connection, the focus of each room.

Bordered by a peaceful nature reserve, this magnificent home is situated on 3400m<sup>2</sup> of premium flood free land, tastefully landscaped for street appeal, privacy and green space.

Only an inspection will help you truly appreciate the ambience and wonderful feel this home exudes. With over 42 squares of indoor and outdoor living, this home is sure to impress.

### Features:-

- Electronic gated entry
- 9 ft ceilings throughout
- 6 Bedroom (or 5 plus large study)
- Smart wiring with TV, phone and data access points in every room plus built in speakers in the bar, living and dining.
- Stunning ILVE Italian double oven with 6 gas burners plus Teppanyaki hot plate
- Walk in pantry
- Caesar stone bench tops
- Plumbed fridge space
- Double insulation in ceiling
- 50,000 litre in-ground water tank, 2 x 25,000 litre tanks; 1 x 5,000 litre tank plumbed to house plus town water. 8 outdoor water taps included with the water tanks.
- Generous side access to 3 phase ready 6mx6m shed
- Gas and hot/cold water connection for BBQ
- BBQ kitchen area
- Bi-fold doors to Pool Room, Family room & Master Bedroom

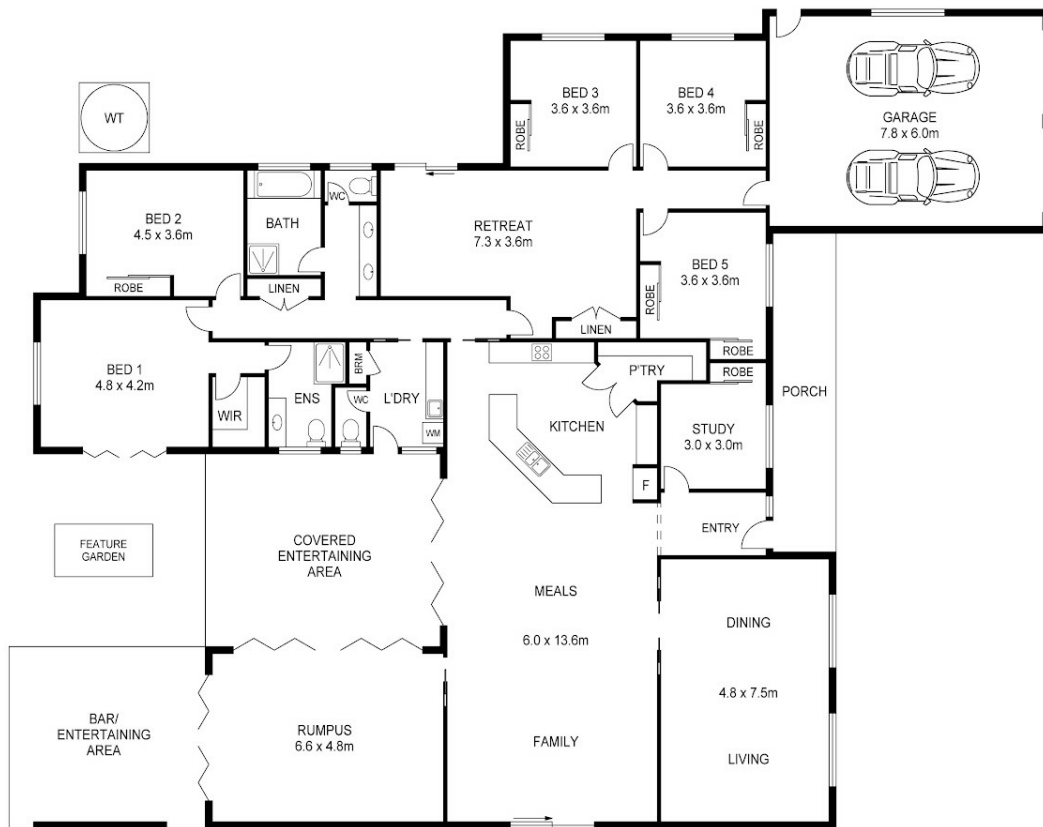
6 BED | 2 BATH | 0 CAR

PRICE:  
\$800,000

OPEN FOR INSPECTION:  
N/A



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SCALE (METRES)

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.