



# FOR SALE

## LUXURY LIVING IN RHSZ!

Your every sense will be delighted as you walk through this luxurious, fully renovated Bateman home. The spaces throughout flow effortlessly with thoughtful architecture & styling evident within every element both inside & out. This is definitely a home like no other & will suit the most discerning of buyers.

### FEATURES INCLUDE:

- King size master bedroom with WIR's plus luxurious fully renovated en-suite with full natural light, floor to ceiling tiling, huge vanity with his/her overhead mirror cabinets with lighting, walk-in shower, toilet with in-wall cistern
- Minor bedrooms double size – 2,3,4 with BIR's (bedroom 2 currently used as an office)
- Fully renovated family bathroom in neutral tones with full natural light, floor to ceiling tiling with separate bath & shower, huge vanity with overhead mirrored cabinets, toilet with in-wall cistern
- Designer kitchen/meals that is sure to impress with built in Nespresso Miele coffee machine, plumbed in double fridge recess, Miele grill/microwave combo, Electrolux Pyroluxe oven, Electrolux induction cook top, ASCO stainless steel dishwasher, double sink with gooseneck extendable tapware, huge granite breakfast bench, glass splashbacks, fabulous pantry with pull out draws, storage is abundant with Blum fittings. Convenient 'shoppers' entrance from garage directly into kitchen.
- 3 separate living rooms comprising: Formal lounge, Theatre room with block out blinds, Family room all sized to suit the biggest of family or friend gatherings!
- Money saving solar hot water with electric booster, Fronius inverter with 6.4KW Solar Panels with phone app reader
- Alarm with perimeter security cameras, security screens & doors, sensor lights outdoors
- Integrated multi room (inside & outside) music speakers – 6 zones
- Multi zoned ducted reverse cycle air-conditioning throughout, ducted vacuum system
- NBN connected, decorative cornices, triple skirting boards, beautiful led light decorative windows, new carpets, beautiful flooring including porcelain tiling, quality Luxaflex window treatments, LED lighting

### ALFRESCO & OUTDOOR SPACE

Indulgence at its best – this wondrous outdoor area of 120m2 with an extra approx. 50m2 of easy care back lawn with garden includes:

- Alfresco – approx. 4 metre ceiling height alfresco with 'purpose built' outdoor kitchen including Ferguson BBQ cost \$5,000 just for the BBQ!, stone bench top, stacks of cupboards, twin glass front under counter fridge, rangehood, plumbed in sink. This is resort style living at its BEST!
- Remote blinds to fully enclose the entire alfresco space during the colder months or for

4 BED | 2 BATH | 2 CAR

### PRICE:

CONTACT AGENT

### OPEN FOR INSPECTION:

N/A



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