



FOR SALE

EXECUTIVE FAMILY LIVING IN AN EXCLUSIVE ESTATE

This exquisite home is a modernist masterpiece, showcasing a wealth of sophistication encompassing luxury living with an idyllic family lifestyle here in the exclusive estate of the tightly held community at Bingara Gorge. Every detail has been meticulously designed to ensure your level of comfort has been maximised. Premium features are found at every turn and spread over an impressive floor plan which exhibits a fluid transition from room to room.

Features Include:

- Boasting four generously proportioned bedrooms with built in robes
- Master suite includes ensuite & walk in robe
- Expansive formal living room
- Built in two-way gas fireplace
- Tastefully designed kitchen with ample cupboard & bench space
- Quality inbuilt Miele appliances including a dishwasher
- Well organised walk in pantry
- Breakfast bar with dual sink includes a 'sinkerator'
- Open plan living & dining room
- Vibrant bathroom with floor to ceiling tiling
- Separate powder room
- Wide open foyer
- High ceilings
- 6 Zoned Ducted air conditioning system
- LED downlights
- Upstairs storage attic with a pull down ladder access in garage
- Video intercom
- Back to base security alarm system
- Luxaflex window coverage throughout
- Undercover alfresco includes solar powered awnings
- North facing windows include solar powered awnings
- Established & manicured gardens to front & back include carefully chosen -plants & trees that enhances the homes superb setting
- Programmable fully automated in-ground watering system to front & back yards
- Triple garage with remote & internal access

4 BED | 3 BATH | 3 CAR

PRICE:

\$1,175,000 - \$1,200,000

OPEN FOR INSPECTION:

N/A

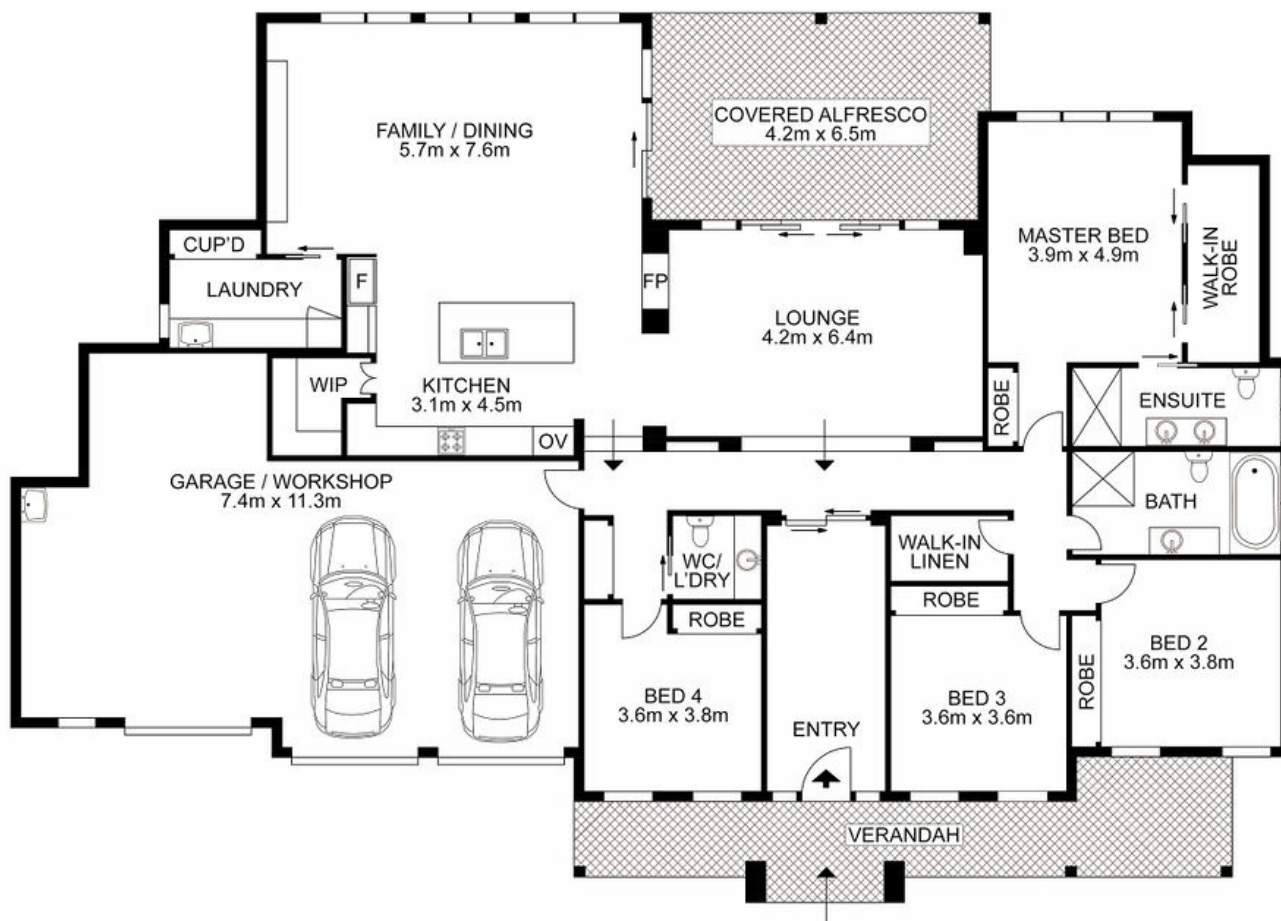


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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

9 Ambrose Drive, Wilton

Bobby Reynolds All measurements are approximate • Drawn for marketing purposes only

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