13 PHILLIP STREET, LLANARTH, NSW, 2795









SOLD

UNRIVALLED CONTEMPORARY MASTERPIECE

A cutting-edge contemporary home showcasing a breathtaking design and capturing the lovely Northern aspect. This Llanarth residence takes family luxury to a new level, architecturally designed this outstanding home will cater for families of all ages for many years to come.

Capitalising on the large elevated 948 sqm prime allotment and with its picturesque façade, the allure of the home's street presence is matched internally by an indulgent level of quality and an intelligent mix of tones and textures.

Features include but not limited to:

* Three separate living areas
* Outstanding designer kitchen that features top of the range appliances, abundance of cupboard space with soft closing drawers, large granite island bench with ample bar seating, two integrated dish drawers, dual ovens, Smeg microwave, 900mm gas cook top, walk-in butler's pantry along with a built-in fridge
* Spacious open plan dining and living areas capturing an abundance of natural light and connecting seamlessly to the entertaining area.
* Great tiled outdoor entertaining area with high ceiling and down lights overlooking the good sized backyard
* Good size media room with double doors
* An impressive master suite, showcasing an oversized walk-in robe, luxurious ensuite, with twin vanities, large shower, Carrara marble feature wall, floor to ceiling tiles and underfloor heating
* Additional 3 bedrooms are all queen size with built-in robes
* Stunning main bathroom with high end finishes, floor to ceiling tiles, heated towel ladder and underfloor heating
* Large multi-purpose 3rd living space which would be ideal for a home office / gym or children's retreat /
* Good size garage with room for a mezzanine level and internal access
* Powder room
* Large walk-in-linen
* Lovely bamboo flooring plus plush carpet to bedrooms and media room
* Ducted heating and cooling
*. Plantation shutters throughout with Luxaflex automatic reverse roll triple blinds over the staked concealed sliding door to the alfresco area

4 BED | 2 BATH | 2 CAR

PRICE:
$745,000

OPEN FOR INSPECTION:
N/A



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FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
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All enquiries must be directed to the agent, vendor or party representing this floor plan.

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3 Phillip Street, Llanarth

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.

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