



# FOR SALE

## SOLD BY ROBYN HUNT REAL ESTATE

Exuding luxury and style throughout this Master Builders Association award-winning home is positioned on an almost two acre allotment (7174m<sup>2</sup>) showcasing impressive proportions and sensational northern views. The scene is set as you first approach through decadent sandstone feature walls marking the grand entrance to what is truly a spectacular property.

Flawless in design the home boasts open-plan and indoor/outdoor living spaces with natural stone features and polished timber flooring. Working from home is a pure delight with an enormous home office space including separate entrance.

Expansive outdoor entertaining areas enjoy breathtaking vistas and are beautifully framed by an extensive use of large floor to ceiling windows, glass bi-fold and sliding doors. Providing a seamless indoor to outdoor transition they overlook the huge heated in-ground swimming pool with diving board and cabana – an idyllic spot to BBQ and entertain.

Abundant in natural light and high ceilings the main level hosts living, kitchen and dining areas and five generously proportioned bedrooms including a separate master suite with walk in double shower and freestanding bath. On the lower level is a separate studio space with games room, sixth bedroom, kitchenette, bathroom and separate entrance. Perfect for accommodating friends or extended family.

The designer chef's kitchen will impress with high end appliances, induction cook top, two ovens, excellent work space provided by stone bench tops and a large walk-in pantry.

Enhancing the never-ending feeling of timeless energy and modern elegance this home offers the warm ambience of a gas fireplace with the convenience of ducted heating/air-conditioning.

Alongside the spacious separate laundry is internal access to the 7.3m x 7.2m garage with remote door and plenty of storage. The lower provides extra garaging/workshop space and plenty of room to store all your favourite toys.

Completing this comprehensive package is three phase power, a 4.5KW solar electricity and a home entertainment system which serves even the pool area.

A short, scenic drive to the coastal towns of Byron Bay and Ballina, and just minutes to the City

6 BED | 3 BATH | 6 CAR

### PRICE:

Expression of Interest

### OPEN FOR INSPECTION:

N/A

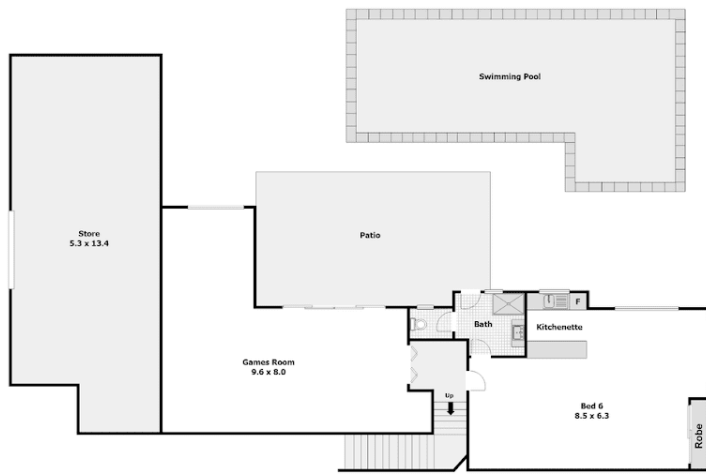


**Robyn Hunt**

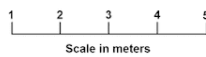
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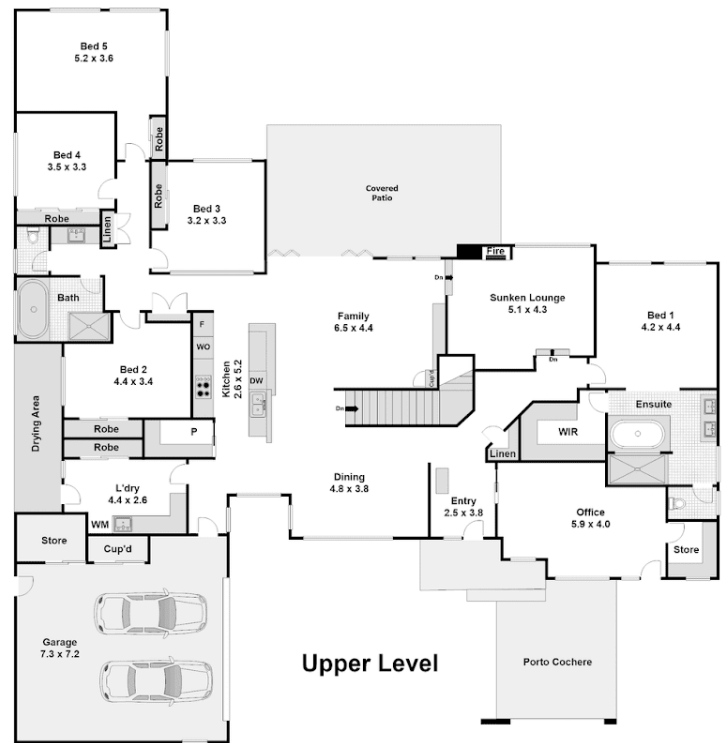


Lower Level



**258 Richmond Hill Road, Richmond Hill NSW 2480**

Scale in meters. Dimensions are indicative and intended as a guide only. While all information is obtained from sources we believe to be accurate, no guarantee or warranty is provided against any omission or inaccuracy. Interested persons should rely on their own enquiries.



Upper Level

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.