36 KINGFISHER LANE, BALMORAL, NSW, 2571









SOLD

SPACIOUS HOME, WET BAR, MASSIVE SHEDS & RURAL BUSH SETTING!

Directions to this property - Balmoral Village
In the GPS enter number (6 Station Street, Balmoral) once you reach that address head straight on that road, at the end of the road turn left and drive all the way up. On the open home day their will be pointer signs directing you to the property.

We are proud to present this unique lifestyle property located in the picturesque township of Balmoral. Set off a secluded road, surrounded by gum trees, this property is perfect for those looking for a family home, with plenty of space on a 7,144sqm block, 18+ car spaces, multiple large sheds with room for tools, trucks, cars and hobby equipment, and plenty of space to entertain and have the extended family stay.

The house has been meticulously maintained and upgraded, with large living spaces and a family friendly floor plan. The living room features a wood fire heater, built-in bar, new blinds and updated flooring. The kitchen has been upgraded with modern Caesarstone benchtops, five burner gas cook top and plenty of cupboard space. The kitchen overlooks the spacious rumpus room and opens up to the large paved area with the sparkling pool and outdoor spa just metres away. The kids will love the open space and exploring the bushland walking and motorbike tracks.

The master bedroom has a brand new ensuite with modern fixtures and a large wardrobe. Each bedroom is spacious, with built-in robes and fans. The home includes a separate dining room, a new modern two-way bathroom with spa, floorboards throughout the living areas and carpets in the bedrooms. The laundry is brand new with Caesarstone benchtops and includes an additional shower and toilet. There is a room off the laundry with a separate entrance ready to be used as a fourth bedroom, home office or gym space.

This 7,144sqm huge block of land backs onto private bushland which cannot be developed. The wrap-around driveway enters into a carport with the driveway wide enough for large vehicles like trucks, trailers and boats. The driveway runs from the street to the two massive sheds big enough for machinery, cars, tools, boats and large trucks.

Shed One: 18m x 9m includes three roller doors, 32mpa concrete slab (150 mm thick), built in

4 BED | 4 BATH | 18 CAR

PRICE:
$1,800,000

OPEN FOR INSPECTION:
N/A



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DISCLAIMER

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES.
PRODUCED BY 0467 999920.

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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