



**SOLD**

## ON THE OUTSKIRTS OF MILLTHORPE: YOUR TREE CHANGE LIFESTYLE AWAITS

We welcome you to inspect this impeccably presented residence on \*6 acres.

This home has a sleek, contemporary kitchen boasting an Island bench with beautiful stone tops, a freestanding oven and cooktop, a mirror splashback that reflects the outside in and a walk-in butler's pantry with additional storage and bench space.

The open plan living area flows out to the alfresco entertaining which enjoys amazing views of the country side and makes for the perfect space to enjoy all your family BBQs.

The separate media room features a double-sided wood fireplace so you can grab some popcorn, put on a movie and enjoy a cozy night in. The study nook is accessible by all the family for school homework or for those working from home.

Double glazed windows, Reverse cycle ducted heating and cooling plus the double-sided wood heater combine to make this home energy efficient and super comfortable all year round.

The Master suite offers a walk-in robe and a stunning ensuite with double vanity, whilst the other 3 bedrooms all have built-ins and share the 3 way main bathroom with separate W/C, double vanity and a large shower and a freestanding bath ready to relax in with a good book. The abundant natural light is enhanced by the higher ceilings throughout which gives a sense of space.

The attached double garage has internal access to the laundry/mud room, perfect for those wet winter days.

Outside, you'll find \*12m x 6m shed with higher than standard roller doors and a side covered awning, water tanks with pump & Hen house with yard, plus plenty of room for the youngsters or pets to run around and enjoy the wide-open areas.

Only minutes from the quaint village of Millthorpe to enjoy cafes, restaurants and cellar doors, Book your inspection today and be impressed.

**4 BED | 2 BATH | 8 CAR**

**PRICE:**  
**\$1,400,000**

**OPEN FOR INSPECTION:**  
**N/A**



**Natalie Moase**  
**0404066929**  
nataliemoase@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



**FLOOR PLAN**

Floor area: 337.91m<sup>2</sup>

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

**98 Charles Booth Way Millthorpe**

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.