



# FOR SALE

## A HOME THAT DEMANDS YOUR ATTENTION – UNMATCHED SPACE, LUXURY & LIFESTYLE!

This is more than just a home - it's a statement of quality, comfort, and modern living, set on a generous 860m<sup>2</sup> in the peaceful suburb of Yerrinbool all within a highly connected and family-friendly location. Immaculately presented and packed with premium inclusions, this stunning property offers oversized living, exceptional outdoor space, and sustainable features that make it truly stand out. This is a home designed for those who appreciate quality, comfort, and effortless living.

With the train station at your doorstep, commuting to Sydney or the Southern Highlands is seamless. Local shops, parks, and scenic walking trails provide a relaxed, community-focused lifestyle, while easy access to the Hume Highway ensures convenience for every journey.

### Grand in Scale, Refined in Design

From the moment you step inside, the soaring high ceilings, elegant 3-step cornices, and oversized bedrooms create an immediate sense of space and sophistication. The master retreat is a sanctuary of its own, boasting a walk-in robe and a stylish private ensuite, while all additional bedrooms feature built-in robes and all offering remote-controlled ceiling fans for ultimate comfort.

### A Kitchen That Will Take Your Breath Away

At the heart of the home, the gourmet kitchen is designed for both serious chefs and entertainers alike. Boasting a large extended island with 40mm waterfall stone benchtops, premium 900mm gas cooking, and a walk-in pantry, this space combines style with functionality. Thoughtfully designed with ample power points, everything is exactly where you need it.

### Sustainable Living with 12kW of Solar Power

This home is built with the future in mind, offering an impressive 12kW solar system that significantly reduces energy costs while supporting sustainable living. With instant gas hot water and multiple gas ports, this home is both energy-efficient and designed for comfortable, cost-effective living.

4 BED | 2 BATH | 2 CAR

PRICE:  
Just Listed

OPEN FOR INSPECTION:  
N/A



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# 38 Old Hume Highway, Yerrinbool



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.