

105 Burradoo Road, Burradoo, NSW 2576



House For Sale

Friday, 12 April 2024

105 Burradoo Road, Burradoo, NSW 2576

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 5909 m2

Type: House



Gene Fairbanks



Erica Chapman
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Auction Guide \$2,750,000 - \$2,900,000

Welcome to "Delamere" Forest of the Lake. Classic design meets modern comfort. Nestled in Burradoo's prestigious golden triangle, discover a timeless masterpiece awaiting your arrival. Set on a rare 1.5 acre holding of picturesque landscape, this home epitomises elegance and comfort. Boasting 228sqm of meticulously crafted space, every detail exudes sophistication. Enjoy your surroundings with full lap sash timber windows, 9ft ceilings, and new blackbutt hardwood floors. French doors invite the outdoors in, while two sun filled wisteria draped verandahs have your outdoor entertaining needs covered. Enjoy the warmth of the sun in your north-east facing kitchen and media room, offering sweeping views of the wildlife-filled lake. Gather around the Cheminées Philippe fireplace in the expansive formal living / dining area. This home is also warmed by efficient hydronic heating throughout or alternatively by fully ducted reverse cycle air conditioning. Indulge your culinary passions in the beautiful Italian marble kitchen, equipped with recently installed high-end appliances and an informal dining area. Whether hosting a grand soirée, an intimate gathering, or everyday family meals, this home is the epitome of well thought out easy living. Walk down the long hallway to discover tranquillity in 4 generous bedrooms, each offering lovely garden views, 3 with built in robes, the master with ensuite. Step outside into a meticulously landscaped garden adorned with manicured buxus hedges, aromatic herb garden, over 20 fruit trees, and a thriving vegetable garden. The stunning onsite lake features an island, jetty and monet style bridge. With irrigation from the lake maintaining a green garden is effortless. The lake could easily be fenced off from the main home garden area for safety, if of concern. Moments to Burradoo train station and the dedicated 5.5km Bong Bong walking/biking trail that winds its way beside the beautiful Wingecarribee river. Only 3km to the heart of Bowral and conveniently located near several prestigious schools. Your family's dream awaits. Seize this opportunity to gain a large land parcel in this sought-after elite enclave of Burradoo. With ample space for your family to grow and thrive, "Delamere" invites you to embrace a lifestyle of luxury and serenity. Please join one of our open homes or contact us to schedule a private viewing and embark on your new beginning in Burradoo.

Key features:

- Custom designed and built by New England Country Homes Pty Ltd
- Gated driveway entry via private Delamere Lane
- Remote double garage
- Insulation in roof and all internal walls
- Open and slow combustion Cheminees Philippe fireplace
- Hydronic heating (with new gas boiler) and fully ducted reverse cycle air conditioning
- North east facing aspect
- Quality Verosol wooden blinds throughout
- 4 beds (3 with built ins & master with ensuite)
- 2 baths (one with large claw foot tub)
- Internal ladder access to roof cavity which is 3m in height with option to build extra dormer style living / or use now as a large storage area
- New bespoke laundry with external access
- Privacy hedging & cleared lawn areas (space for a pool)
- Town water, sewer & gas
- NBN FTN (FTC scheduled connection late 2024) & satellite connection installed
- R5 zoning with land size of 5,909sqm

School Zones:

- Oxley College
- Chevalier College
- Bowral Public School
- Bowral High School