

# 106 Yobarnie Avenue, North Richmond, NSW 2754



## House For Sale

Tuesday, 28 May 2024

106 Yobarnie Avenue, North Richmond, NSW 2754

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 3**

**Area: 577 m2**

**Type: House**



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## Contact Agent

In a class of its own, this exceptional Clarendon home effortlessly blends modern design with timeless elegance, set in the prime location of the prestigious Redbank Estate. Impressive in scale and featuring deluxe inclusions throughout, the heart of the home is an open-plan living and dining area. Bathed in natural light, this space seamlessly integrates indoor living with the grand outdoor alfresco through expansive glass sliding doors. The gourmet kitchen is a chef's dream, equipped with SMEG stainless steel appliances, an electric cooktop, 40mm stone benchtops, and a butler's pantry. The home boasts four distinct living areas, including a formal living room and a home theatre on the lower level, with the potential to convert one of these spaces into a sixth bedroom or guest retreat. Accommodation comprises five generously sized bedrooms, each with built-in robes. The master suite is a luxurious haven, featuring dual walk-in robes and a stylish ensuite. Some property features include: - Completed by Clarendon Homes, and approx. 4 years old. - Bosch security alarm system, pre ran CCTV and spotlight sensors around the entire house. - Smart technology MyAir zoned ducted air conditioning system for seasonal comfort. - Downlights throughout and 9ft ceilings on the lower level. - Remote-controlled block-out blinds to the kitchen and dining area and plantation shutters throughout. - Sleek kitchen with SMEG stainless steel appliances, 40mm stone benchtops, butlers pantry, ample storage space and server window to the outdoor entertaining area. - Built-in robes to all bedrooms, with Bed 3 & 4 including double built-in robes. - Theatre room, plus formal living area on the lower level with the potential to convert one of these spaces to a 6th bedroom or guest accommodation. - Full-sized bathroom on the lower level. - Upgraded carpet and underlay to living areas and bedrooms. - App monitored, Enphase 7.4kW Solar panels. - Upgraded wiring throughout, including x4 aerial and x4 data points at different locations, x2 double power points in each room. - Tiled grand alfresco with ceiling fans, and outdoor blinds for optional privacy. - Oversized 8.5m x 8.6m triple car garage with remote auto doors, high-grade epoxy flooring, workshop space and access to the rear yard. - Set on a fully landscaped 577m<sup>2</sup> Lot, with room for a pool (STCA). - Within walking distance to the Redbank Shopping Village which includes the popular café/restaurant 'The Butler's Pantry', function centre 'The Lakehouse' and the North Richmond Vet. This space is anticipated to include several specialty stores due to open in the future, as well as the childcare centre 'Caring for Kids'. - Located close to a number of children's playgrounds within Redbank, a dog park and the new and improved Peel Park. - Less than a 10-minute drive to the North Richmond Shopping precinct which includes Coles, Aldi, specialty stores and amenities, plus restaurants and cafés. - A number of quality primary and secondary schools are located within close proximity, with Richmond North Public School being less than a 10-minute drive away. We anticipate for this property to generate high interest, so for more information or to book your private inspection of this beautiful home, please contact Keyline Property Group on 02 4508 4222 or Rosemarie Torcasio on 0406 481 996.