

# 11 Hakea Place, Springvale, NSW 2650

## House For Sale

Wednesday, 18 October 2023

MACARTHUR

REAL ESTATE

11 Hakea Place, Springvale, NSW 2650

Bedrooms: 6

Bathrooms: 4

Parkings: 5

Area: 6118 m2

Type: House



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## Contact Agent

This residence is a celebration of refined living. It's where grandeur meets practicality, and where every corner tells a story of impeccable design and quality. Set over one single level, the residence plays host to an exceptional floor plan, ideal for families of all stages. Three living zones provide segregation as well as variance for formal and informal entertaining. The family and dining area include warm, neutral colours throughout, all which flows seamlessly to the outdoor alfresco. The property also features a well-designed Granny Flat, currently being used to generate passive income. The 6118.00m<sup>2</sup> parcel of land delivers a perfect setting for entertaining. Abounding space, manicured lawns and a twinkling inground pool create a retreat sure to be utilised by family and friends. The main home features:- Be greeted by approx. 4-metre-high ceilings in the main wing, encapsulating the true scale of the home whilst being complimented by LED downlights - Quality Tasmanian hardwood oak flooring throughout the home add style and comfort- Comprising 5 large bedrooms all carpeted and featuring ceiling fans and plantation shutters- The home includes a separate study that could also be utilised as a nursery or even smaller 6th bedroom - The kitchen is fit for a Michelin Chef with a large butler's pantry, Silestone bench tops, integrated dishwasher and servery windows direct to the alfresco area for added convenience- Three living areas comprising of a separate lounge room, an open, light filled dining area, and an enormous open-plan living area for year-round entertaining- Extra features include a hidden wine cellar, 20-panel solar system, beautiful in-ground pool, small orchard, a fire-pit area and a covered outdoor entertaining area accompanied by downlights and ceiling fans- The property's temperature is controlled by its convenient reverse cycle ducted refrigerated heating and cooling system, so you'll always be relaxing in comfort

The Granny Flat, known as "Springvale Guest House", offers:- Currently achieving \$175 per night on AirBnB when rented out, this adds a lucrative appeal to anyone looking for some easy, passive income- The flat features a reverse cycle air-conditioning system, a fully-functioning kitchen including oven and electric cook-top, a large bedroom with attached ensuite, and a laundry with a second toilet.- This would be perfect for anyone anting to continue using it as an income stream or could be used as a guest house, teenagers retreat or all of the above

Unmatched in its immaculate presentation and standalone architectural flare, 11 Hakea Place holds the key to a long list of premium inclusions and a superb private lifestyle choice unlike any other. This is truly a rare opportunity to secure one of Wagga's most prestigious properties, unique in its own ways, there is nothing else quite like it on the market. Contact Mark today and make this home yours.

Council Rates: \$3,633.39 per annum\*All information contained herein is gathered from sources we believe to be reliable, however, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.