

**117 Singles Ridge Road, Winmalee, NSW 2777**

**LISTER**

**House For Sale**

Wednesday, 22 November 2023

117 Singles Ridge Road, Winmalee, NSW 2777

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 7**

**Area: 2 m2**

**Type: House**



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## AUCTION

Auction Location: Springwood Sports Club Scott Lister & the team are proud to offer this meticulously crafted estate that epitomizes executive living, offering an abundance of space ideal for a growing or extended family and nestled within approximately 5.5 sprawling acres. Surrounded by lush, carefully landscaped gardens, the property boasts various dwellings and storage strategically placed across the expansive grounds. With an impressive scale, the residence comprises five bedrooms, four bathrooms, a capacious four-car garage, and a carport perfectly designed for a mobile home. Privacy abounds as the property is enveloped by untouched bushland, complete with winding bushwalking trails and hidden caves for the adventurous souls. For moments of serenity, the swim spa offers breathtaking views, inviting you to unwind. This property boasts such magnitude that the list of features seems endless; take a look below:

- Sprawling over approximately 5.5 acres, meticulously designed gardens create a tranquil haven for leisure and relaxation. Embrace untouched surroundings offering complete seclusion, with trails and hidden caves for adventurous exploration.
- Sun-drenched entrance leading seamlessly to the timber-clad kitchen featuring a gas cooktop, and dishwasher, while gracefully extending to the soundproof living area with potential to transform it into the ultimate theatre room.
- A grand-scale home boasting five bedrooms, four bathrooms, a spacious 4-car garage, and a purpose-built carport for a mobile home.
- The strategically positioned homes and storage units ensure multifaceted functionality throughout this vast estate. Completing the property, a barn equipped with bathroom facilities and ample space for entertainment or creating the ultimate dream retreat.
- Enjoy the pool spa with awe-inspiring vistas, perfect for unwinding amidst nature's beauty.
- Ultimate Comfort Ensured: Air Conditioning, Ceiling Fans, Gas Heating, and Solar Panels (13kw system)
- Lower level mirrors the grandeur of the entire property, catering to teenagers or extended family with no compromise on luxury and convenience. It presents separate living quarters, a bedroom, a well-appointed bathroom, and ample space for a home office. This estate represents an unparalleled opportunity for those seeking an executive-style home with an array of luxurious amenities and an abundance of space for an exquisite living experience.

\*\* No offers will be accepted prior to Auction. Disclaimer: Information is believed to be reliable, but prospective purchasers should conduct their own investigations.