

**1176 East Kurrajong Road, East Kurrajong, NSW  
2758**



**House For Sale**

Tuesday, 14 May 2024

1176 East Kurrajong Road, East Kurrajong, NSW 2758

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 6**

**Area: 5 m2**

**Type: House**



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## Just Listed

This splendid lifestyle acreage home presents an unrivalled opportunity for those seeking a perfect blend of rustic charm and modern amenities. Nestled within a picturesque setting on just under 13 acres of land, this property boasts a main residence and a well-appointed granny flat, each designed to offer comfort, style, and functionality. The centrepiece of this property is the beautifully crafted four bedroom main house, which exudes warmth and elegance. Upon entering, guests are welcomed into a stylish foyer featuring a convenient storage cupboard, setting the tone for a well-organised and inviting home. The house is adorned with tall ceilings and stunning timber flooring that flows seamlessly throughout, enhancing the home's aesthetic appeal and showcasing its quality craftsmanship. The master suite is a true retreat, generously sized and equipped with a ceiling fan, split system air conditioning, a walk-in wardrobe, and a tastefully designed ensuite. All additional bedrooms are well-sized and carpeted, two of which feature ceiling fans and built-in wardrobes, providing ample space for family and guests. The heart of the home is the open plan kitchen and dining area, where a gorgeous modern country-style kitchen and slow combustion fireplace awaits. Offering views of the land and featuring high-quality gas cooking appliances, black stone benchtops, a kitchen island, a walk-in pantry, and an abundance of storage options, this kitchen is perfect for culinary enthusiasts or families making scones on a Sunday. Entertainment is effortless with a great sized patio for family gatherings and a huge living/media room, ideal for hosting sporting watch parties or cosy movie nights. The home also includes a large study which could easily be converted into a fifth bedroom and a good sized laundry. Outside you will find an adjoined spacious three car garage, three car carport, an additional barbequing area and driveway with high grade MPA concrete, suitable for trucks and large machinery. The expansive clear land that acts as a backyard is well maintained and features multiple well established flora, bore water access with several outlets and a firepit. The second half of the land lends itself to natural bushland ideal for trailbike riding or bushwalking. The property also includes a spacious 2-bedroom granny flat, offering privacy and comfort. It features a good sized living room, an open plan kitchen and dining area boasting views of the surrounding land, timber flooring and built-in wardrobes in both bedrooms. This granny flat is equipped with split system air conditioning, electric cooking and a good-sized laundry with built-in storage. Outdoor living is a joy with a timber deck complete with outdoor blinds and an entertainment area ideal for Sunday barbeques. This property is a masterful blend of comfort, style, and functionality, making it an ideal choice for those desiring a peaceful country lifestyle with all the modern conveniences. Whether it's relaxing in the grand living spaces, entertaining on the expansive patios, or simply enjoying the tranquillity of your surroundings, this lifestyle acreage offers it all. Features:

- 4 Bedroom main residence
- Main bedroom with ceiling fan and split system aircon, walk in wardrobe and tastefully designed ensuite
- Built in wardrobes in 2 of the additional bedrooms
- Huge living/media room
- Beautiful main bathroom with his/her sinks, freestanding bathtub, shower and toilet
- Modern country style kitchen with walk in pantry and modern gas appliances
- Timber floorboards and carpet in bedrooms
- Slow combustion fireplace, split system air conditioning and gas heater outlets
- Eco Deck outdoor patio
- Separately metered private two bedroom self sustained granny flat with its own approx. 11,000L water tank, outdoor entertaining area and outdoor blinds
- Approx 25,000L water tank on main residence, clear bore water, absorption trench septic system, high grade MPA concrete driveway, three car garage, three phase power and all set on 12.81 acres with well established and manicured flora