

**11A Wanganui Road, Kirrawee, NSW 2232**



**House For Sale**

Thursday, 2 November 2023

11A Wanganui Road, Kirrawee, NSW 2232

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Alyssa Earley  
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## Auction | Guide \$2,000,000

Captivating and meticulously designed throughout this newly constructed home offers a unique and luxurious living experience with the perfect blend of modern design. Offering an abundance of natural light streaming in through large windows that frame picturesque, distant views of the lush surroundings, ensuring both energy efficiency and an ambiance of comfort, and convenience, promising a lifestyle of tranquility.- Gourmet kitchen boasting waterfall stone benchtops, top of the line appliances, and butler's pantry- Open plan lounge/dining featuring beautifully crafted built-in cabinetry opening out to entertaining spaces- Floor to ceiling double glazed sliding doors framing leafy, distant vistas - Internal laundry with an abundance of storage and external access- Master suite featuring lavish ensuite with dual vanities/shower, WIR, ceiling fan & private balcony overlooking leafy reserve- Additional bedrooms offering BIR's, ceiling fans and versatile 4th bedroom/second living on entry level with study nook- Lavish main bathroom featuring heated flooring, freestanding deep bath, frameless shower, linen press- Generously sized level lawn offering beautiful low maintenance native landscaping- Oversized entertaining area, built-in BBQ and inground pool, a true outdoor paradise - Daikin ducted dual zoned air-conditioning, double-glazed windows/doors throughout, engineered European oak flooring- Oversized automatic double LUG with internal access to entry foyer with additional storage and electric vehicle charge ready- Fully alarmed, double insulated, solar panels for energy efficiency, hot water heat pump- Environmentally/economical friendly living with rainwater tank pumping system throughout

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