

12 Grandview Parade, Hill Top, NSW 2575

House For Sale

Friday, 3 May 2024

12 Grandview Parade, Hill Top, NSW 2575

Bedrooms: 5

Bathrooms: 2

Parkings: 5

Area: 1630 m2

Type: House



Angus Campbell-Jones
0400300444

Guide \$1,060,000

FOR ALL ENQUIRIES CONTACT: PETER GRAY 0416 202 333 OR ROB SAMPSON 0421 836 535 An outstanding family home in Hill Top's most secluded street. Stunning north views as far as the eye can see, with access to Bargo State Conservation Area. Offered for the first time in 30 years, 12 Grandview Parade is a spacious home offering variety and flexibility to suit the lifestyle needs of a growing or large family. On a generous 1,630 sqm block this home sits discreetly in a quiet cul-de-sac, ready for you to move in and enjoy, or take advantage of the enormous potential to add value. With native-filled gardens that integrate perfectly with the vast untouched Bargo State Conservation Area beyond, this home blends beautifully with its surrounds. Recently updated, the home has a fresh feel; wide timber floating floors, internal feature walls and new kitchen appliances. With a variety of comfortable formal or casual living family spaces, there's quality throughout and excellent value on offer for the growing family, tree-changer, or property investor. This lovely home offers five sizeable bedrooms, three with built-ins, formal sitting room, a large family room, well-appointed kitchen/dining and an upstairs retreat, incorporating an adjacent study/home office, with viewing balcony that captures the breathtaking, uninterrupted views to the north. There is ample parking at the front of the house in addition to the double garage/workshop at the rear, with easy side access for your boat or caravan. The garden features Australian natives plants, open to the sky and low maintenance, with a delightful rear lawn — a perfect entertainment area, private and sunny. The rear of the property is an opportunity for green thumbs or entertainers. Establish vegetable gardens or an orchard, build a pool and cabana, or even pickle-ball court — the possibilities are limitless. The rear of the property borders the Bargo State Conservation Area with access to walking tracks and trails, connecting you to the abundance of fauna and flora. Here you live with Nature as your neighbour. With attractive appeal, in a secluded and private street, 12 Grandview Parade provides the best of everything: * Great location, convenient to local primary school, part of the warm and friendly Hill Top community * A short drive to the Hume Motorway and Mittagong Shopping precinct * Flexible living spaces to suit all stages of family life * Incredible connection to Nature with stunning, endless views * The opportunity to add value, or move in and enjoy Property features: * North facing rear with uninterrupted views to Bargo State Conservation Area * 5 bedrooms, 3 with built-ins, 2 x north-facing rooms with double-glazed windows * Variety of formal and informal spaces to configure to your lifestyle * Well-appointed kitchen with new Bosch appliances * Slow-burning combustion heater and reverse cycle air conditioning. * Steel frame construction with 75mm Hebel panel and insulation and Hebel block (exceeds double brick standard). High performance build that retains warmth in winter and cool in summer * 12-panel 5.5kw solar system * Easy care well-maintained gardens rich with Australian native Lilly Pilly's, Gynea Lillies, Xanthorrhoea and native grasses * Freshly updated double garage/workshop. Additional parking for cars, boat, caravan or trailer * Wide side access to double garage for boat or caravan storage * 12 minutes to Mittagong Train station, Frensham School and Mittagong supermarkets * 6 minutes to Hume Motorway This is a family home with quality, clean and bright, low maintenance and easy care, that will evolve with your changing needs. A fantastic opportunity waiting for you, so don't miss out. DISCLAIMER: In preparing this information we have used our best endeavours to ensure that all information therein contained is true and accurate. We accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained. All purchasers or interested persons should make their own inquiries to verify the information contained herein.