

**12 Harvey Street, Mudgee, NSW 2850**

THE AGENCY

**Sold House**

Friday, 29 September 2023

12 Harvey Street, Mudgee, NSW 2850

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 3**

**Area: 2031 m2**

**Type: House**



Damian Kearns

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**\$1,650,000**

Custom built by a leading local builder with a level of attention to detail rarely found, this magnificent new residence offers a luxurious lifestyle and is situated on 2031sqm with views of the surrounding hills of Mudgee. Exemplary in design, meticulous in construction and of impeccable quality throughout, 'Balmoral' is a flawlessly crafted home worthy of its status as one of the finest properties in the prestigious Bombira Estate. Custom built by a leading local builder with a level of attention to detail rarely found, this magnificent new residence offers a luxurious lifestyle and is situated on 2031sqm with views of the surrounding hills of Mudgee. - Set back from the road, the attractive Hamptons style facade is framed by landscaped gardens - A wide entrance foyer sets an immediately inviting tone - Spectacular open plan living and dining area of grand proportions with high raked ceilings and striking Lopi fireplace - Custom designed kitchen boasting stone tops, superb cabinetry and the focal point being the freestanding Belling oven - Adjacent butlers pantry with servery window to the entertaining area - Separate home theatre with sliding barn doors for privacy - Additional generous living space serving as an independent guest quarters; inclusive of kitchenette, ensuite bathroom and separate entry point - Palatial master suite with walk through dressing room and full ensuite bathroom including freestanding circular bath tub - Second guest bedroom with ensuite bathroom and built in robes plus two further bedrooms also with ceiling fans and robes - Excellent storage including walk in store room and cleverly designed mudroom - Quality carpets and flooring; plantation shutters to all windows; high ceilings - Each bathroom has been beautifully designed and features heated towel rails, underfloor heating, high grade tapware and fittings - Oversized ducted reverse cycle air conditioning and ceiling fans throughout - Large laundry with ample storage and bench space - Energy efficient E10 glazing to windows; fully insulated; 2 x gas hot water systems - Expansive alfresco area overlooking the rear yard and gardens - Sparkling salt water inground pool; Inviting firepit for the cooler months - Fully fenced, turfed and landscaped + automated irrigation system - 6m x 3m shed with power connected; two large freshwater tanks - Currently available as premium guest accommodation there is an option to purchase fully furnished with many designer pieces, artworks, hotel quality beds, kitchen contents and appliances To learn more about this remarkable property or to arrange your private inspection contact Damian Kearns at The Agency Mudgee on 0428 144 905