

# 13 Balmoral Rise, Wilton, NSW 2571

## House For Sale

Saturday, 28 October 2023

13 Balmoral Rise, Wilton, NSW 2571

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 660 m2**

**Type: House**



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Bobby Reynolds

## Just Listed

Discover comfort and entertainment at 13 Balmoral Rise, located in the prestigious Highlands precinct of Wilton. This exquisite property boasts an abundance of natural light and an enhanced sense of space with a 2.95m step-up ceiling in the open living area. Enjoy movie nights in the media room and stay comfortable all year-round with ducted air-conditioning throughout the home. Step outside to a sprawling alfresco area, adorned with French travertine tiles and a fully-equipped outdoor kitchen. In summer, take a dip in the in-ground swimming pool, enclosed by frameless glass pool fencing. This home's clever design offers distinct zones for every purpose, ensuring a lifestyle of comfort and luxury. List of features: \* Large glass windows combined with day/night blinds allows for ample amount of natural light to pour into the open living area \* 2.95m step-up ceiling in the open living area \* Multiple living areas including a media room with built-in bookshelves \* Ducted air-conditioning and downlights throughout the house \* Timber laminate flooring in the master bedroom and living areas \* Walk-in robe and ensuite in master bedroom \* Ensuite features a rainfall shower with shower niche, and twin vanities with 40mm stone benchtop \* Built-in robes in the other bedrooms \* Freestanding 900mm, 5-burner gas stove & oven in the kitchen \* 40mm kitchen stone benchtops \* Breakfast bar with twin integrated sinks \* Butler's pantry \* Main bathroom includes a bathtub, semi-frameless shower with shower niche and separate toilet in an adjacent room \* Laundry comes with built-in wooden bench & storage, along with side access \* Large alfresco area comes with French travertine tiles and an outdoor kitchen (includes a BBQ, smoker and beer fridge), perfect for entertaining guests \* In-ground swimming pool with frameless glass fencing \* Timber decking in backyard allows for outdoor viewing of TV in the living area \* Security alarm \* 13.5kW solar panels \* Approximately 180m walking distance to Highlands Park \* Close proximity to Bingara Gorge Golf Course Bingara Gorge is a prestigious estate located in the semi-rural town of Wilton. Widely known for its tightly held, family friendly community, it's enviable reputation is fast becoming a popular place to raise a family. The estate is centrally located within close proximity to all of your modern comforts while still being able to access the hustle and bustle of city life in no time at all. Local village shops are a short stroll away, as are the local school & parks. The community fees allow you access to pools, gym, tennis courts & a resident favourite - the golf course! The Hume Highway is easily accessible and to top it off, you are only a short drive away from the beautiful beaches of Wollongong. Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our vendors, and as such, Reynolds Bryant makes no statement, representation or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes.