

**13 Simpson Drive, Bilambil Heights, NSW 2486**

base

**House For Sale**

Saturday, 9 December 2023

13 Simpson Drive, Bilambil Heights, NSW 2486

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Area: 955 m2**

**Type: House**



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**\$1,295,000**

Situated on an elevated 949sqm North facing block with outstanding Ocean, Lake and Valley views, this immaculate family retreat exudes character, style, and design. The split-level upper floor boasts cathedral ceilings, exposed beams, hybrid flooring and several contrasting textures including timber, brick and glass. All areas of the open plan design and adjoining full width deck take advantage of the refreshing water views and magnificent sunrises. Contemporary, functional, and full of light, the spacious kitchen area offers breakfast bar, scratch and stain proof benches and quality inclusions. Spacious and private, the air-conditioned master bedroom is situated on the upper split-level and includes new carpet, walk-in-robe, ensuite and exclusive covered deck. Also on this level is the unique Master bathroom featuring vast vaulted ceiling, clerestory window, skylight, elegant freestanding bath and dual vanities. All three renovated bathrooms boast stone benchtops. Down to the lower level, with the private foyer as its hub, the self-contained apartment provides separate living for extended family and friends. Featuring separate access, open plan kitchenette, dining and sitting room, contemporary bathroom, quality flooring, separate office/walk-in-robe, this area is a big plus for present day family dynamics. Healthy recreation, outdoor entertaining and private relaxation comes courtesy of the expansive flat backyard including a large grassy space and of course the major highlight: the pristine fully tiled 55,000 litre saltwater pool and covered gazebo. Other beneficial features include:

- Huge work shed/Storage room (with electricity).
- Parking bay for three extra vehicles
- 6.5kw Solar Power
- New 315litre hot water system.
- Three air-conditioning units
- Brand new carpets to three bedrooms.
- Unique peacock letterbox (a huge plus)

Yes, you are cordially invited to come and check out this immaculate family residence well located in the sought-after community of Bilambil Heights. See you soon!

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.