

**13 Timair Rd, Thirlmere, NSW 2572**

**CENTURY 21**

**Acreage For Sale**

Saturday, 25 November 2023

13 Timair Rd, Thirlmere, NSW 2572

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 1 m2**

**Type: Acreage**



Erik Bjorklund  
0419218338



Melissa Wardle

**\$2,500,000 to \$2,600,000**

Be sure not to miss your chance to secure this incredible 3 month old Clarendon Bowral 52 with additions, on a near level 3 acre parcel of land, and located at the end of a quiet cul-de-sac! This stunning home features 5 bedrooms, main with walk-in robe and all others with built-ins, as well as spacious en-suites to main and guest bedroom and large family bathroom with additional powder room to suit even the largest of families! Inside, this cavernous property boasts a wide array of living areas, with formal lounge and dining rooms, media room, kids room, study and parents retreat. On top of all this there is an incredible rumpus room upstairs that could be repurposed into a games room, man cave or additional master bedroom. The brand new kitchen is just as impressive featuring SMEG stainless steel appliances, gas cooking, twin 600m ovens, dishwasher, stone bench-tops, island with sink, plumbed fridge, butler's pantry with additional sink and a walk-in pantry. Inclusions consist of ducted air conditioning, down lights, gas fireplace, hybrid timber floors, 2.7m ceilings, cathedral ceilings in living room, additional powder room and reinforced bayonets. Outside is just as remarkable with a large alfresco, fully concrete driveway with turning circle and feature tree, 4 x 7,500L rainwater tanks and landscaping done around the immediate position of the home. This property is situated in the always popular township of Thirlmere on approx. 11,200m<sup>2</sup> and is sure to attract plenty of attention from those looking for their forever home or an incredible opportunity. So make sure you don't miss out and book an inspection today! Agents Interest