

**1684 Rankins Springs Road, Beelbanger, NSW 2680**



## **Acreage For Sale**

Tuesday, 9 April 2024

1684 Rankins Springs Road, Beelbanger, NSW 2680

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 10**

**Area: 1 m2**

**Type: Acreage**



Gavin Cappello

0458684518

## Expression of Interest

Cappello & Co Property is proud to bring to market La Grande Casa Nera. A Grand Design home built and furnished to perfection with a dramatic tonal aesthetic, "The Big Black House"; showcases ingenuity, from its modular cathedral facade to the all-black interior and blissful 10,000sqm/2.5acre (approx) allotment. Every corner here demands attention. Beyond oversized Core Steel front doors, soaring cathedral ceilings (4m-7m) highlight a central entertainer hub, creating an immediate impression of refinement with polished concrete floors and direct pool outlooks. Anchored by a triple-sided Chiminees Phillippe fireplace, the living and dining areas interconnect with ease, headlined by the extraordinary gourmet kitchen, equipped with top-of-the-range Miele appliances and a butler & pantry, ready to entertain. The media room echoes the sleek style with a stunning raked ceiling, while all four bedrooms are on-trend without losing the sense of welcoming warmth. The upper-level main suite is a true retreat, with Velux skylights, his and her walk-in dressing rooms, a luxurious ensuite and panoramic views of Scenic Hill. Floor-to-ceiling glass and sliding doors invite an easy transition to outdoor entertainment, with an undercover terrace overlooking the self-cleaning, heated pool, whilst at night, you can watch the home come alive, with lighting that illuminates its peerless beauty indoors and out. Not to be outdone, the enormous multi-purpose 5-bay shed, currently used for a crossfit gym, affords unbeatable flexibility - able to accommodate another living space, studio or multi-purpose office. In a spectacular A+ position just a 7-minute drive from the heart of Griffith, this move-in ready marvel also includes hydronic-heated polished concrete floors (ground level), a study/office, laundry, an established vineyard and olive grove, and zoned RC/air-conditioning. There's also the benefit of a SolarArk roof ventilation system, a 365,000L water tank plus town water, double glazing, Sonos indoor-outdoor speakers, heat-pump pool heating, security CCTV, alarm, and automated irrigation. And if that's not enough, there's also DA approval for a second dwelling/granny flat. EXPRESSION OF INTEREST - CLOSING 10TH OF MAY at 12noon (If not sold before) Inspections by appointment Gavin Cappello 0458684518