

# 22 Leumeah Close, Brandy Hill, NSW 2324

## House For Sale

Thursday, 25 April 2024

22 Leumeah Close, Brandy Hill, NSW 2324

Bedrooms: 5

Bathrooms: 2

Parkings: 6

Area: 1 m2

Type: House



Sam Tsiaousis  
0240381444



Lisa Coburn  
02 4038 1444

## Guide on Request

A serene retreat set on 3.1 tranquil acres, this magnificent residence reveals a delightful sense of character within its expansive floorplan, where light, space and warmth create focus, and effortless practicality make everyday living a dream. Clearly a labour of love for its original cabinet-maker owner, the unique home accents native timbers with a refined colour palette, creating a gorgeous sense of sanctuary that is perfectly in balance with its natural surrounds. Featuring cathedral ceilings and a wall of windows framing a lush northerly outlook, the central open-plan and hand-crafted kitchen act as the home's hub, spilling out seamlessly onto fabulous outdoor entertaining overlooking the resort-style pool. Further flexible living is offered within the beautifully lit lounge room at one side, while five generous bedrooms and an office deliver superb versatility, perfect for the modern family. Luxuriously inviting, both the ensuite and main bathroom are exquisitely presented, while the oversized workshop and extensive garage space is sure to be appreciated by the tradie or hobbyist. With kangaroos bounding across the backyard and the sweet sound of birdsong in the air, the property feels like it is worlds away from everything. But while it may feel like a blissful escape, it's less than 10 minutes' drive to Raymond Terrace's many conveniences. Public and private schools are also close at hand, while the commute into Newcastle CBD takes just over half an hour.

- Unique residence brimming with character, tucked away on 3.1 peaceful acres at the end of a quiet cul-de-sac- Expansive yet carefully considered floorplan feels impressively spacious, revealing an abundance of living space and fantastic versatility- Delightful feeling of warmth throughout home, enhanced by the use of native timbers, dazzling natural light and elegant neutrals- Soaring ceilings and verdant views frame central open-plan, overlooked by beautiful, handcrafted birds eye pine kitchen- Marvellous flexibility offered in separate living room off to one side, complemented by vaulted ceilings and exposed beams- Spectacular northerly outlook over property from entertainer's deck, complete with sunken spa- Saltwater chlorinated pool with water feature offers resort-style relaxation framed by glorious leafy surrounds- Master suite boasts a wall of mirrored built-in robes and luxe ensuite- Four further bedrooms and a study, serviced by sumptuous main bathroom feat. walk-in shower and freestanding bathtub- Year-round comfort assured by under-floor ducted AC, ceiling fans and combustion fireplace- Internal laundry; double garage and adjoining double carport offers plentiful parking- Oversized 12m x 7.3m shed with 3-phase power and WC, with adjoining double garage and storage- Also featured on property: dog kennels, chicken coop, stable, fenced paddock for horses and town/tank water\* This information has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.