

**22 Ruby Street, Cobbitty, NSW 2570**



**House For Sale**

Wednesday, 10 January 2024

22 Ruby Street, Cobbitty, NSW 2570

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 514 m2**

**Type: House**



Brendan Lappan

0439092345

**\$1,200,000 - \$1,300,000**

Welcome to 22 Ruby Street, Cobbitty - a true gem known as "Ruby Cottage." This Hamptons-inspired masterpiece, meticulously crafted by AV Jennings Homes, exudes timeless elegance and style. No expense has been spared in perfecting this residence, which is prominently situated on a fantastic 514.9 sqm corner lot. Upon arrival, the property captivates with its impressive cladded facade, setting the tone for the luxurious living within. This single-story haven boasts a brilliant family floorplan designed to optimize natural light and functionality. The emphasis on high-end inclusions is evident throughout, showcasing the exquisite "Display Home" decor and styling. As you step inside, a secluded media room welcomes you, seamlessly transitioning to the open-plan family and dining areas. The heart of the home, the kitchen, impresses with stone benchtops, ample storage, a gas cooktop, and a built-in 900mm oven. The walk-in pantry, complete with an additional sink and direct access to the garage, adds a touch of practicality. The residence features four generously sized bedrooms, all positioned down a private hallway for secluded living. Each bedroom offers built-in robes, with the master suite boasting a walk-in robe and ensuite for added luxury. Entertaining and family functionality take center stage in this stunning home, with a seamless flow to the tiled alfresco area providing a breathtaking view of the extended stepped timber deck. The highlight of the outdoor space is the 6-person cedar wood spa, offering a perfect retreat for relaxation. Situated in the established 'Arcadian Hills' Estate of Cobbitty, residents enjoy the convenience of being just a 5-minute drive from Narellan and Oran Park CBDs. The location also offers proximity to prestigious schools, and once complete, the Western Sydney Airport will be just 15 minutes away. Experience the epitome of sophisticated living at Ruby Cottage, where every detail has been carefully considered to create a home that seamlessly blends luxury, comfort, and convenience. Inclusions: Tiled throughout Carpet to bedrooms and media room Plantation shutters to media and living Roller blinds to bedrooms Caesar stone benchtops 900mm Westinghouse oven and gas cooktop Electrolux dishwasher Mud room/ walk-in pantry with additional sink and garage access Feature lighting throughout Sconce lighting throughout Built-in robes Walk-in robe and ensuite to master Internal laundry with external access Ducted AC Ultra quiet 5 speed ceiling fans throughout Dahua 6 camera security system with heat detection and playback Stone letterbox Tiled alfresco 6 Seater cedar spa