

**24 Costata Crescent, Adamstown, NSW 2289**

**Street Property.**

**Sold House**

Friday, 8 September 2023

24 Costata Crescent, Adamstown, NSW 2289

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 744 m2**

**Type: House**



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**\$2,000,000**

This stunning, two-storey home in the tightly held 'Madison Gardens' estate is simply sublime, with a contemporary coastal vibe, multiple indoor and outdoor living and entertaining spaces and a divine pool and alfresco area. You would be hard pressed to think of anything that this property is lacking and it possesses elegant style and high-end inclusions in spades. Enter the foyer with its soaring void, bridge to the master bedroom and gorgeous timber staircase and you will see immediately that this home is of grand proportions and luxuriant style. The dedicated office at the front entrance was added in just the last couple of years and is a brilliant spot for those working from home or as an inspiring place for the kids to study. Step into the open-plan kitchen, living and dining space to find yourself in the heart of the home with a gorgeous view to the back deck, pool area and garden. The kitchen was designed for those who love to cook and entertain and boasts banks of drawers and acres of cupboards for storage, premium Caesarstone countertops in a gorgeous beige with just a touch of sparkle and high-end appliances. The butler's pantry has multiple power points, a huge open pantry wall, stone counters and even more cupboards, with customised space for both an everyday fridge and large wine fridge. Movie night will be next level in the media room with plenty of room for stadium seating and a huge projector screen for all of your favourites! A huge second living space greets you at the top of the stairs and is large enough to become a fifth bedroom with the simple addition of one wall, leaving ample room to retain the kids retreat. The backyard of this chic home is expansive, with a built-in kitchen and bbq area, space for an 8-person hot tub and a gorgeous fire pit – ideal for chill family nights and lots of conversation. Step up to the enormous poolside alfresco area and take in the size and style of this space. Pour a drink, settle into the comfy outdoor lounge and watch the kids splash and play in the huge pool – you could spend the whole Summer here! 'Madison Gardens' is a private estate in Adamstown just a 7-minute walk or literally 2 minutes in the car to Westfield Kotara. Three minutes on the bike will see you on the Fernleigh Track, heading south to Belmont or perhaps hitting the Glenrock mountain bike trails. Ten minutes' drive and you will have your toes in the sand at Bar Beach, the kids can be running into the surf at Dixon Park Nippers or you could be cutting laps in the ocean baths at Merewether. Madison Gardens is renowned for its amazing community vibe - get ready for a big Halloween celebration and do not miss the Christmas party! This home truly is the perfect family abode in a simply amazing location. - 4 bedrooms, study, media room, chef's kitchen with butler's pantry, two lounge rooms and several outdoor living spaces- Huge master suite with balcony, dual walk-in closets and ensuite featuring double vanity and double rain showers- Dedicated study with long built-in desk, overhead cabinets and banks of drawers- Separate media room with black carpets and walls for a better picture and projector with huge screen- Custom kitchen with 900mm Omega gas range and oven, integrated exhaust fan, enormous Caesarstone eat-in island, Miele dishwasher and black Blanco sink and tapware- Timeless plantation shutters and blinds, plush carpets, slimline power points and remote-controlled fans and lights throughout the home - Ducted, zoned air conditioning, light and ceiling fan combos in all bedrooms, under floor heating in living space- Two and a half bathrooms – master ensuite, main bathroom with shower, toilet and soak in tub and guest WC downstairs- Sparkling 7 metre concrete pool alongside huge new alfresco area with insulation, fan and down lights- Carpeted double garage with additional space for storage, large linen, two garden sheds including one designed for motorbike storage- 6.5 kW solar system installed on roof - German panels and converter Potential Rental Return: \*\$1,200 - \$1,300 per week Council Rates: \*\$2,097 pa Water Rates: \*\$894 pa + usage \*Approximates only Auction on site Saturday 7th October at 11:15am **DISCLAIMER** We have obtained all information provided here from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations and satisfy themselves of all aspects of such information including without limitation, any income, rentals, dimensions, areas, zoning and permits.