

**24 Lilly Pilly Close, Clarence Town, NSW 2321**



**House For Sale**

Saturday, 13 January 2024

24 Lilly Pilly Close, Clarence Town, NSW 2321

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 8120 m2**

**Type: House**



Jemma Casserly

## Auction (Unless Sold Prior)

'Alston' Set on 2 acres of sweeping manicured lawns and gardens, this custom designed contemporary style pavilion home is truly an entertainer's delight. With an expansive timber deck, freshwater plunge pool, woodfire oven and firepit, it's the perfect spot to relax with friends and family. The home has been designed to be passive and sustainable with a north facing aspect, completely insulated throughout, louvre windows, 140,000L of water and a 12kw solar system with 2 batteries. As you step inside this stunning residence, you will be mesmerised by the high raked ceilings, tallowwood floorboards and large-scale windows and doors throughout, soaking up the natural light and inviting the outside in. In the heart of the home is the streamlined kitchen, with dark cabinetry, stone benchtops, gas cooking and a walk-in pantry. Fit for any chef! The spacious open plan living and dining flows onto to the alfresco, where you will find an outdoor kitchen and BBQ, making entertaining a breeze. The master bedroom is tucked away along the eastern pavilion, complete with a walk-in robe, dressing room, ensuite and office. There are another two bedrooms, with built in robes, the main bathroom with a deep free-standing tub and a second living or activities room along the western pavilion. With 3 split system air conditioning units, ceiling fans and a combustion fireplace, you will be comfortable all year round. This property is all about lifestyle, immerse yourself in the outdoors. Whether it's swimming in the plunge pool, gardening, tinkering in the 3 bay shed, cooking in the woodfire oven or simply swinging by the firepit and taking in the rural vista. This property offers a space for everyone to cherish. Features:

- Custom designed pavilion style home
- Built approximately 7 years ago
- Set on 2 acres of land
- Open plan living & dining with combustion fireplace
- Contemporary style kitchen with stone bench tops, gas cooking & walk in pantry
- Second living or activity room
- 3 bedrooms, 2 with built in robes
- Master with walk in robe, dressing room & ensuite
- Modern main bathroom with deep tub, shower, vanity & separate toilet
- Office or lounge
- Laundry
- Tallowwood floorboards
- 3x split system air conditioning units & ceiling fans
- Well insulated with walls, ceiling & floor
- Louvre windows & glass sliding doors
- Spacious undercover timber deck
- Tiled freshwater plunge pool
- Outdoor woodfire oven & firepit entertaining area
- Manicured lawns & established gardens
- Vegetable garden
- Detached 3 bay shed with power
- 12 kw solar system with 2x batteries
- Approximately 140,000L water supply from 4x tanks
- Envirocycle
- Fully fenced, pet friendly
- Beautiful outlook
- Located in a family friendly cul-de-sac

Travel:

- Clarence Town Centre - 5.9 kms
- Maitland Hospital - 37.2 kms
- Newcastle - 58.1 kms
- Williamstown Airport - 36.2 kms
- Sydney - 201 kms

Zoning: R5 Large Lot Residential • Rates: \$604 per quarter

This stunning property really does have it all! Settled at the end of a quiet cul-de-sac in a family friendly neighbourhood and only 6 minutes from all your essential services in town and for those keen to fish, ski or kayak, the Williams River is just a hop, skip and jump away! Set to be auctioned onsite at The Farmers Wife Distillery in Allworth on the 16th of February at 11:00am. Please note, offers prior to auction will be considered. For more information on this property, contact Jemma Casserly on 0456 063 397. Disclaimer: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Interested parties should make their own enquiries to verify the information contained in this document.