

# 25A Kula Road, Medowie, NSW 2318

## Other For Sale

Friday, 16 February 2024

25A Kula Road, Medowie, NSW 2318

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Type: Other



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## Contact Agent

Head up the driveway, through the electric gate, and arrive at this architecturally designed home nestled amongst gorgeous gardens on one easy to manage acre (4000sqm). Equal parts beautiful and practical, the property boasts a solar passive design and is packed with sustainable features, including high levels of insulation, rainwater tanks, 21 solar panels and solar hot water. There is a wonderful momentum between the interior and exterior with a series of large French doors opening to forge a lovely connection with the gardens from every principal room bar one. A beautiful organic materiality feels very much in sync with the landscape, as spotted gum floors and a 3.75m spotted gum island in the kitchen imbues the home with a warm, natural ambience, while 3m ceilings enhance the sense of space. The north facing deck is the perfect spot to settle in with a book and a glass of wine overlooking the Compass self-cleaning pool. As the months grow cooler the living space beckons, with its charming open shelving for display and warming fireplace. A sitting room offers versatility as a home office or fourth bedroom. Bedrooms are large, while the two bathrooms offer sanctuary status with a wet area tub and shower in the main, and a large shower in the master ensuite, each featuring louvre windows opening to garden views. Enjoy the perks of being close to Medowie Christian School, Medowie Public, and nearby sports fields. Plus, you're just a quick five-minute drive to Medowie shopping centre on Ferodale Road. \* Five year old home designed by Jason Elsley of Derive Architecture & Design \* 900mm induction cooktop, electric oven, combi-microwave, dishwasher \* Electric blinds and retractable flyscreens on French doors \* Double garage plus high ceilinged 8m x 8m shed \* 3-phase power to home, 2 x ducted a/c systems, winter fire \* Fruit trees and raised veggie beds \* 11 minute drive to RAAF base and Newcastle Airport at Williamstown. Call Jane Blair on 0415265218 at Curtis & Blair Real Estate for further details. IMPORTANT: Whilst all care has been taken preparing this advertisement and the information contained herein has been obtained from sources we deem to be reliable, Curtis and Blair Real Estate does not warrant, represent, or guarantee the accuracy, adequacy, or completeness of the information. We accept no liability for any loss or damage resulting from reliance on this information. We recommend that interested persons make their own investigations.