

# 26 Ben Nevis Road, Cranebrook, NSW 2749



## Sold House

Saturday, 23 September 2023

26 Ben Nevis Road, Cranebrook, NSW 2749

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 8**

**Area: 800 m2**

**Type: House**

**\$908,000**

ENTER VIA 8 BERNARRA PLACE CRANEBROOK Don't miss this truly unique offering perfect for those in trades or business looking for space to work from home. With vast amounts of off street parking and access from two streets, including a long battle-axe driveway to the rear. No expense has been spared with a complete high quality internal renovation and a long list of 'smart' features from the electrics to the many storage spaces providing a space efficient and environmentally friendly family home. The elevated outlook with no neighbours in front provides a feeling of privacy with bedrooms looking towards the Blue Mountains and parklands across the street. Outside, beautiful landscaping surrounds an entertainers oasis providing a nice indoor/outdoor flow and the perfect space to enjoy time with the family and friends. You will not find another home with a list of inclusions like this. Our vendors wanted the new owners to be able to enjoy their experience with all of the bells and whistles without having to endure years of saving to recreate.

**FEATURE HIGHLIGHTS:**

**Internal:**

- \* 3 bedrooms with built-in wardrobes offering loads of storage
- \* Kids room with built-in mezzanine bed and space underneath
- \* Superbly renovated kitchen; stone benchtops & walk-in pantry
- \* 900mm gas cooktop/electric oven & rangehood + dishwasher
- \* Mains gas for cooking & hot water with a bayonet for heating
- \* Renovated bathroom; large soaking tub and custom cabinetry
- \* 14.5 kw dual-zone ducted A/C provide arctic cooling capability
- \* Combustion fire with fan driven vents for whole house heating
- \* Fans in every bedroom; New LED in ceiling lighting throughout
- \* Laundry with second toilet convenient to living & entertaining
- \* New electrical inc. lights, switches & board + garage sub-board
- \* 6.6 kw solar system with smart inverter (less than 2 years old)

**External:**

- \* 25m2 undercover entertaining area with heating, fan & lighting
- \* Insulated panels, bar heaters & fan provide all season comfort
- \* Near new six person spa (Vortex HP Nitro with massaging jets)
- \* Hardwood bar overlooks garden & stream running to Koi ponds
- \* Extensive landscaping directs water around & away from house
- \* Smart wi-fi controlled irrigation system covering the entire site
- \* Low maintenance living at its best allows time to relax & enjoy

**Garage/Worshop:**

- \* 60m2 fully approved garage/workshop with automated roller door
- \* Engineered slab; waterproof membrane and plumbing connections
- \* Potential for conversion into a secondary dwelling (STA)\*\* in future
- \* Garage and workshop are set up with their own electrical sub-board
- \* Benches, vices and compressor system with 20m retractable hoses
- \* 2t rolling overhead gantry crane, 6x3m footprint & 2.8m head height

The fully secure site enjoys Colorbond fencing all around with two automated gates, one at each entrance. A hardwired Ring system with cameras covering all angles of the property is also included. Wi-fi connected with motion alerts and sensor flood lights for peace of mind when you're away. To top it off, this property also has the address 8 Bernarra Place, Cranebrook reserved, which is the point of entry to the home and the street it faces. The 26 Ben Nevis Road entrance to the garage/workshop is perfect for separating home and business. As they say, a picture tells a thousand words, so please enjoy the extensive photography so you can truly appreciate what's on offer. Our drone aerial images in the photo carousel show the exact proximity to the many surrounding points of interest as well as the site plan and access ways. The contract of sale, FAQ sheet with additional information is available to safely download from the Stanton & Taylor Real Estate Website along with our offer to purchase form and process.

**\*Disclaimer:** We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out and rely solely upon their own investigations.

**\*\* (STA) - subject to approval.** As noted in the contract, complying development may be carried out, ie development may be approved by a private certifier with a CDC (complying development certificate) as opposed to Penrith City Council who also may act as a certifying body through the regular DA process.

**\*\*\*** The presentation of this property includes virtual furniture which has been digitally rendered with all care taken to present scale and aspect ratio as accurately as possible by our supplier. The placement of furniture has been considered from an interior design perspective without consideration of where the service points (power, tv, network) are actually located.