

# 3 Atterall Court, Harrington Park, NSW 2567



## House For Sale

Friday, 12 April 2024

3 Atterall Court, Harrington Park, NSW 2567

Bedrooms: 5

Bathrooms: 3

Parkings: 4

Area: 876 m2

Type: House



Caterina Romeo  
0437251600



Phillip Vella  
0411877730

## Luxurious Custom-Built Residence | Let's Step In

Auction Location: On-Site Introducing 3 Atterall Ct, Harrington Park - a truly exceptional residential property that embodies a harmonious blend of location, style, and elegance. Nestled in the prestigious Harrington Park community, this exquisite home offers a sophisticated living experience. The style and design of 3 Atterall Court is truly captivating, from the moment you step inside, you are greeted by an ambiance of refined elegance. The architectural details and thoughtful layout create a sense of grandeur, while the sleek and modern finishes add a touch of contemporary sophistication. The seamless flow of the open-plan living spaces allows for effortless entertaining and comfortable family living. The gourmet kitchen is a chef's dream, equipped with smeg appliances and custom cabinetry, 40mm stone benchtops and loads of prep space. The luxurious master suite offers a private sanctuary, complete with spacious ensuite bathroom and ample walk in closet space. Outdoor living is equally exceptional, with a landscaped yard and a spacious alfresco, perfect for enjoying the beautiful inground pool or hosting gatherings. Situated in a prime location, this property enjoys the benefits of a tranquil suburban setting while being conveniently close to a plethora of amenities. Residents can relish in the peace and serenity of the surrounding natural beauty, with lush greenery and picturesque landscapes right at their doorstep. Additionally, the property benefits from easy access to major transportation routes. Exclusive access to Country Club facilities, including Michelia, Magnolia and Main Country Club. This is an opportunity to own a home that offers luxury living. Don't miss out on the chance to make this extraordinary property yours.

Property features:

- Upstairs: \* 4 spacious bedrooms \* 2 with walk in robes \* 1 with built in robe \* Master suite with large walk in closet and ensuite \* Main bathroom with freestanding bath \* Upstairs living room \* Upstairs reading nook \* Walk in linen cupboard
- Downstairs: \* Formal lounge and dining area \* Rumpus room or 5th Bedroom with built in robes \* Full bathroom \* Spacious laundry with stone benchtops \* Home office \* Large theatre room with two levels of raised platform for cinema style seating \* Gourmet kitchen with Smeg Victoria Freestanding Oven \* Integrated dishwasher \* Large walk in butlers pantry \* Spacious family area and family dining area \* Double garage with epoxy floor and internal access
- Outdoor living: \* Large tiled alfresco area \* Built in BBQ with bar fridge and sink \* Automatic alfresco blinds \* Ceiling fans and strip heaters \* Outdoor seating area with fire pit \* Artificial grass for ease of maintenance

Property features:

- Savant - Fully automated home system including keyless entry to front door \* Floor to ceiling tiling in all bathrooms \* 3m high ceilings downstairs \* 40mm stone benchtops throughout (kitchen bathrooms laundry pantry) \* Inground pool (self chlorinated) with french travertine tiles surrounding \* Side driveway access to the external double garage with tiled flooring and plumbing provisions for bathroom facilities \* Split system air con in external garage \* Epoxy driveway and garage and throughout all concrete surrounding the home \* Alarm system \* CCTV cameras through out home, internally and externally \* Dual motor ducted air conditioning with multiple zones \* 13kw Solar Panels

Simon Property Co believes that all the information contained herein is true and correct to the best of our ability however we encourage all interested parties to carry out their own enquiries.