

# 3 Claymore Road, Estella, NSW 2650

## House For Sale

Sunday, 26 May 2024

3 Claymore Road, Estella, NSW 2650

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 1207 m2

Type: House



Ryan Smith  
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**\$1,039,000**

This Modern Style Farm House epitomizes understated opulence, crafted with relaxed sophistication for contemporary grand-scale living. Engineered timber floors, soaring ceilings with custom light fittings, and a timeless neutral aesthetic define this residence, offering seamless indoor/outdoor entertaining with uninterrupted rural views. The home boasts two living areas, a huge open-plan lounge and dining space, and double glazed stacker glass doors with sheer curtains. The chef's kitchen features a 900ml gas cooktop, servery bench to the alfresco, Miele dishwasher, stone benchtops, shaker cabinetry, walk-in butler's pantry, soft-close drawers, coffee machine, and microwave oven. The large master bedroom includes an ensuite, stone benchtops, and a walk-in robe. Additional bedrooms have built-in robes and ceiling fans, and there's an additional study with built-in cabinetry and bench seating. The main bathroom offers a separate toilet and a bath/shower combination with stone benchtops. Year-round comfort is ensured with ducted evaporative cooling and a gas ducted heating system. Storage and car accommodation are ample, with a large double garage, side access for multiple vehicles, a 9 x 5m powered shed with split system. The 75sqm outdoor entertaining area includes an outdoor kitchen with a built-in BBQ and fridge, an inground watering system, and a gazebo. Additional features include 2.7m ceilings, plantation shutters, wall panelling, and Stegbar cedar French doors throughout. This luxurious farm house offers a perfect blend of elegance and functionality in a stunning rural setting. Disclaimer: All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own enquiries. Some of our properties are marketed from time to time without a price guide at the vendors request. This website may have filtered the property into a price bracket for website functionality purposes. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing. <https://prdwagga.com.au/privacy-policy/>