

# 30 Timms Hill Road, Kurrajong, NSW 2758



## House For Sale

Tuesday, 7 May 2024

30 Timms Hill Road, Kurrajong, NSW 2758

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 2042 m2

Type: House



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## **Auction - Contact Agent**

An unparalleled opportunity to secure a most unique family home directly in Kurrajong. Extensive use of timber, glass and eco friendly materials provide a character home that sits harmoniously in its environment, radiating beautiful energy. Totally private garden enclave, within just a few minutes easy ( 350m ) stroll to the Village centre , shops and school. Multiple living areas flow seamlessly to gorgeous outdoor spaces, both open and covered. Four king bedrooms plus fifth self contained suite with private entrance, en-suite and kitchenette. Dedicated studio with powder room opening to rainforest garden setting, currently a pilates studio, easily adaptable to a variety of uses. Family bathroom, beautifully appointed en-suites to two additional bedrooms. Lush, tropical easy care gardens, extensive use of sandstone, affords a sense of seclusion and freedom, with total privacy. A unique mix of frangipani, paperbark and towering eucalypt create magical garden spaces. Sparkling in ground pool and heated spa encapsulating the resort style feel of the property. Expansive glass areas, skylights and Northerly aspect bathe the interiors in natural light. Beautiful timber features throughout , 3.6m vaulted ceilings. Versatile cooks kitchen with servery opening to covered outdoor dining and entertaining area. Spacious Cabana with sandstone paving overlooks pool and gardens. Ducted air conditioning and slow combustion fire ensures all weather comfort. Additional features include 110,000 litres water storage, new Grundfos multi stage pump, top of the range Puretec Hybrid water filtration system, generous under house storage and workshop area. Relevant Distances = Village Shops: 350 meters / Public School: 560 meters / Post Office: 540 meters.