

**31 Heritage Drive, Appin, NSW 2560**

**House For Sale**

Wednesday, 15 May 2024



REALTY GROUP

**31 Heritage Drive, Appin, NSW 2560**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 473 m2**

**Type: House**



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## NEW TO MARKET !!!

Wake up to commanding serene park views and spend your evenings under starlit skies in your own private poolside/parkside paradise. This meticulously designed residence in Appin offers the perfect blend of elegance and effortless indoor-outdoor living where you are able to host unforgettable gatherings and unwind with friends and family, creating memories that will last a lifetime. There is side access where the travertine filled path begins and carries on endlessly to wrap around the expansive alfresco area and exotic saltwater chlorinated inground pool surrounded by quality established garden. The front deck well positioned for views of the park and is blessed with a beautiful sunset aspect. From the moment you step through the door, you'll take note of the impeccable attention to detail throughout including the elegance of engineered oak floorboards that grace the home. Each step through this 4 bedroom home exudes luxury and craftsmanship, setting the tone for the exquisite living spaces within. Every corner of this home exudes sophistication and style, creating a welcoming ambiance that is both inviting and luxurious. Property features:• Retreat to one of the 4 generously sized bedrooms, each featuring built-in wardrobes and ceiling fans. The master bedroom boasts a walk-in wardrobe and convenient access directly into the glass paneled pool area, providing a seamless connection to outdoor serenity.• Soaring 2.7-meter ceilings throughout and extra high 3-meter ceiling in the R/C garage. Large interlocking stacker doors feature in the main area to bring the expansive outside and inside areas together seamlessly.• Channel your inner chef in the gourmet kitchen, complete with a walk-in pantry and 900mm S/S appliances. If you're hosting a dinner party, this culinary haven is sure to impress.• Step down to the sunken home theatre room adjoining a spacious home office with park views - perfect for working from home.• Spacious laundry featuring ample storage for all your essentials, ensuring a clutter-free living space.Extras include - 22 x Solar Panels, Plantation Shutters, Garden shed, R/c Ducted Air conditioning, mounted speakers in alfresco ceiling.Ideally located just 20 mins away from the beaches of Wollongong. An easy stroll to Appin Village which includes local primary school, shops, restaurant and the famous Appin Hotel.All this, is why 31 Heritage Drive, Appin NEEDS to be your next address.Contact Derek or Brooke NOW !!!