

**35 Martin Circuit, Tea Gardens, NSW 2324**

**CENTURY 21**

**Sold House**

Wednesday, 20 March 2024

35 Martin Circuit, Tea Gardens, NSW 2324

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1515 m2**

**Type: House**



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## Contact agent

A beautiful home that was built by respected local builder Geoff Lambert. Well designed and immaculately presented, this property (approx 11 years old) is spacious & on a unique parcel of 1515 sqm of level land. What makes this home unique is its position, the size of the block, the gardens & a true sense of privacy. Set on a single level you enter through a rather grand entry with an extra wide door into a large hallway. From here your eyes are immediately drawn to the back of the home and out to the park-like gardens. A master bedroom to the right is spacious with a walk-in-robe and ensuite bathroom. There is a media room, that is completely sound-proof – perfect for family movie nights with the popcorn & the latest new release of your choice. An open plan living and dining area that looks out to the magnificent gardens and the alfresco dining area. The kitchen is an on-trend café latte coloured kitchen, with speckled white stone benchtops. Once again, the quality of workmanship is evident in this space, with a large island, appliance cupboard, Miele induction cooktop and a twin drawer dishwasher. A separate wing houses two large bedrooms which can be closed off for privacy; or would work well for those looking to an Airbnb option - this could be the "owner's wing". The master suite is at the rear of the home and looks out over the lush gardens. The bedroom has a huge walk-in robe, plenty of space for both "His" and "Hers", and an elegant en-suite completes the picture. The second bedroom is spacious & has a built-in robe. The family bathroom has a free-standing deep soaking tub & separate frameless shower. The fourth bedroom has a built in wardrobe & cabinetry and is currently used as a home office. The laundry is functional & large & offers access to the outdoors and built in storage. You will enjoy alfresco dining throughout the year. The perfect spot for family get-togethers, Christmas lunch or a BBQ after a day at the beach. Park like gardens - a true oasis - the design blends with its natural environs. The home backs onto the reserve that is bounded by Coolabah Cl, Settlers Way & Spinifex Dr – this will never be built out. Manicured lush green lawns & meticulously pruned hedges surround a small courtyard area. There is also a vegetable garden allowing the next homeowner to enjoy the "fruits" from their own garden. There is still more; side access, for those with caravans, trailers, extra cars - this leads to a stand-alone garage. The garage has a high-pitched roof and can accommodate a caravan, storage as well as power are connected to the garage. There are a couple of garden sheds, for storing the lawn mower, garden tools, kayaks & fishing rods etc. Both garages have polished concrete flooring. A separate garden room / studio at the rear of the property – presents a number of different possibilities due to its large picture windows and privacy. The perfect space for the gardener, artist or writer. Extras in this home are many – ducted air conditioning, single & 3 phase power, solid doors, IXL tactics (light/heating/fan) in all 3 bathrooms, ceiling fans throughout, solar hot water, Solar panels (6KW), bore water/ spearpoint, two water tanks & quality window furnishings. There are a combination of plantation shutters & roller blinds, and the property is fully fenced. This is a unique quality home to suit a couple looking to escape the city, down-size but enjoy privacy & space.