

**37 Cross Street, Warrimoo, NSW 2774**

**CHAPMAN**

**House For Sale**

Wednesday, 12 June 2024

37 Cross Street, Warrimoo, NSW 2774

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 999 m2**

**Type: House**



Tennille Haddock  
0405641578

**\$1,200,000 - \$1,300,000**

**LOCATION** - Situated in one of the suburbs most sought after streets on a glorious 999sqm (approximate) bush block. A near level walk to Warrimoo Station (approx. 1.1km), ovals, bushwalks, tennis courts and school.**STYLE** - Stunning 2 storey Appalachian home: Timeless masterpiece of meticulous craftsmanship, seamlessly blending the indoors with the natural beauty outside. Entertain to your hearts content with multiple decks, meandering pathways, gazebo and firepit or retreat upstairs to the quiet and serenity, offering a haven to escape and admire the natural surroundings.**ACCOMMODATION** - Entry level floor plan: Open concept kitchen with sitting & dining room adjacent, opening onto a covered rear deck. 2bedrooms and bathroom with European laundry. The upper level is a sanctuary of its own: Two living areas, study and master bedroom with walk through robe & ensuite. Seperate outdoor cabin ideal as home office. **FEATURES** - Bespoke kitchen featuring beautifully crafted cabinetry, dishwasher & 900mm Belling oven with gas cook top. German wood fireplace by Wamsler, split system air conditioning, Brush Box timber flooring, Plustec, double glazed, tilt and turn windows built to European standards, vaulted ceilings, french doors, stained glass windows, breathtaking unobstructed bush views from 3 decks, balcony, inground salt water swimming pool with heated spa + outdoor shower, gazebo with walk out Juliet balcony & plantation shutters, storage under house, double carport.**Disclaimer:** All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy & interested persons should rely on their own inquiries.**Disclaimer:** All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own inquiries.