

37 Mahers Road, Martinsville, NSW 2265

Sold House

Thursday, 29 February 2024

37 Mahers Road, Martinsville, NSW 2265

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 1 m2

Type: House



Fleur Hagen

0240381444

Contact agent

Step outside of your own country getaway and take in uninterrupted scenic views of the Watagan Mountains. Enjoy the best of the outdoors in your very own slice of paradise yet find all the mod cons including shops, dining, schools and transport just minutes away. This thoughtfully designed home with multiple living areas makes use of the natural lines and beauty of native timber including bluegum, river red gum, huon pine, blackbutt, native rosewood and Tasmanian oak. The pavilion-style pole house construction allows the parents' retreat to stand separate to the main home. The parents' retreat features five oversized louvred windows that showcase breathtaking views of the Watagan Mountains and provide controlled ventilation to manage airflow. The retreat features an ensuite with a separate toilet, a walk-in robe outfitted with built-in shelving and drawers and understairs storage plus a breakfast balcony that doubles as a stage for your next concert with family and friends. The main living area features high ceilings, Bose surround sound speakers, a 7kw reverse cycle split system, ceiling fan and a slow-combustion fireplace to cozy up to in the winter. Enjoy energy efficiency from the northerly aspect with passive solar design 5kw solar system and a low energy heat pump hot water system plus wall and ceiling insulation throughout. The dedicated office features built-in cabinetry ready for work-from-home. With multiple courtyards, walking paths and sitting areas, there's plenty of room for guests to mingle at your next event or just enjoy a variety of places to savour your morning cuppa as you watch birds and other wildlife. Walk along the lit boardwalks as you watch the turtles in the pond or just stroll on one of the nature trails and browse the gardens. The bespoke design and attention to detail make this a perfect country estate for entertaining, busy families and anyone looking to enjoy the best of nature's playground. A wealth of features including:- Scenic views of the Watagan Mountains and Martinsville Valley; timber venetians throughout main living areas and bedrooms- Master bedroom/parents retreat with ensuite overlooks the Watagan Mountains including 5 oversized louvred windows, walk-in-robe and understair storage- Bonus loft/study/office with separate storage room; 7-outlet ducted vacuum cleaner to all rooms.- Northerly aspect with passive solar design and 5kw solar; energy efficient heat pump hot water system- Multiple living areas; Multiple courtyards with water bowls and mosaic artwork- Mini-rainforest with walking paths and sitting areas; multiple fire pits- 7kw reverse cycle air conditioner; louvre windows strategically placed to manage airflow throughout the home- 4m x 3m retractable window awning over the main deck: 12-square metre retractable awning that auto retracts when wind is detected- Undercover parking for 3 cars, room for a caravan and 5 additional cars- 3m x 2.5m garden shed/studio with build-in workbenches, fernery and separate built-in garden tool storage area- Over 100,000 Litres of water storage with the ability to be gravity fed from the upper 90,000 litre tank.- Wall and ceiling insulation throughout and floor insulation in the parents' retreat. - Close to Lake Macquarie, Trinity Point and Awaba Mountain Bike Park- Excellent dining nearby: Bistro Eden and 8@Trinity; close to shops and walking tracks- Close to Avondale School, Heritage College, St John Vianney Primary, Cooranbong Public School and Avondale University- 60-70 minutes to Sydney, 50 minutes to Newcastle CBD, and 30-40 minutes to the Hunter Valley* This information has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.