

# 4 Gower Street, Calderwood, NSW 2527



## House For Sale

Monday, 20 November 2023

4 Gower Street, Calderwood, NSW 2527

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 539 m2**

**Type: House**



Michelle Mannex

**\$1,175,000 - \$1,250,000**

This beautiful single level award winning designed 'Esperance' home by Barrington Homes was built only five years ago and has been upgraded to include a number of enhanced features. Set in the picturesque location of Calderwood, a developing area of the Illawarra that combines rural charm with the convenience of modern amenities, set against the backdrop of a peaceful and naturally beautiful environment. The area is still close to larger urban centres such as Shellharbour and Wollongong. The open plan kitchen and dining area with high ceilings is filled with natural light that streams in through large windows. This zone of the home has an outlook onto the lovely landscaped gardens, manicured lawn and the large covered alfresco entertaining area. The outdoor space also includes a pergola on the western side of the home draped in an exquisite bougainvillea in full bloom. A standout feature is the butlers pantry adjacent to the kitchen, which conveniently flows to the laundry. The spacious floor plan offers a large master suite with WIR and ensuite, an additional three bedrooms, home theatre space, sparkling family bathroom, second living room, convenient additional powder room, double garage and extra space for off street parking. Additional features include; Bosch appliances including gas cooktop, 40mm Caesarstone island bench, soft closing drawers & cupboards Beautiful timber floors in the living areas & carpet in bedrooms and theatre room Ducted reverse cycle Panasonic air cond Vaulted ceiling with shadow line LED lighting & 2770mm ceiling heights 3.24Kw solar system Rheem instantaneous gas hot water Honeywell security alarm system Office with built-in desk, cupboards & drawers Vegetable garden & garden shed Kitchen drawers are soft closing finger pull Laundry within custom built cabinetry This property meets a Liveability Features Appraisal in conjunction with the CSIRO, which means it has features to reduce home running costs, increase comfort and provide connection to a vibrant local community. Calderwood is characterised by its natural beauty of lush rolling hills, rural escarpment landscapes and close proximity to the coast and beaches. The local pub is a great family friendly venue that is a place where the community comes together to socialise. Shopping outlets are close by in Albion Park with the Stocklands Centre and movie precinct located in Shellharbour. The area is continuing to develop with more shopping and schools planned to open. Shellharbour Village and the Waterfront Marina in Shell Cove are both only about 15 minutes away by car and Wollongong only 25km away. Jamberoo Action Park is 13km away and Albion Park Train Station is just down the road. Shellharbour Airport is nearby in Albion Park and the Southern suburbs of Sydney can be reached in under an hour.