

40 Hawthorne Circuit, Harrington Park, NSW 2567

CAMDEN PROPERTY
AGENTS

House For Sale

Saturday, 15 June 2024

40 Hawthorne Circuit, Harrington Park, NSW 2567

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 720 m2

Type: House



Goran Summers
0422987189



Joe Karafistan
0280048388

\$1,799,000-\$1,899,000

Welcome to luxury & lifestyle living at Sydney's premier residential estate Harrington Grove & the Lomandra Rise Precinct. With Harrington Forest as its doorstep outlook, this privately positioned & custom built, 4 bedroom, 395SQ single storey home will deliver stunning wow factor, comprising high end finishes from the moment you enter the home. Boasting a large spacious floor plan with multiple living areas, an open plan & a centrally positioned kitchen overlooking your large alfresco entertaining area & swimming pool. You will love the beaming natural light and be mesmerised by the high ceilings. This beautiful Grove home is completed with the following high-end features & inclusions:- master bedroom suite incl. super size fitted walk in robe & glamorous ensuite with hydrotherapy spa- bed 2 incl. BIR- bed 3 incl. BIR- bed 4 incl. BIR- soundproofed home office incl. double glazed window, bench seating & caesar stone desk- spacious centrally positioned kitchen incl. ILVE 900mm oven, Asko dishwasher with ducted rangehood & walk in pantry- zip hydro tap in kitchen- commanding 4-metre-high ceilings span the family & dining areas- gold class sound proofed theatre room incl. double glazed window & built in cabinetry- main bathroom with bath & floor to ceiling tiles- powder room incl. floor to ceiling tiles- internal laundry incl. floor to ceiling tiles- high set commercial grade doors and window furnishings- custom high set front & internal French polished doors- large alfresco entertaining area incl. Phantom motorised outdoor blinds- Buschbeck 3 in 1 outdoor BBQ/pizza oven or fireplace- 14m gas heated concrete swimming pool incl. sheer decent water feature- Customised louvred patio roof adjoins the master bedroom suite- hybrid flooring - Inside power blinds - Actron air 4 zoned ducted air conditioning- Lopi gas fireplace - alarm & intercom- ducted vacuum- energy efficient comfort glass throughout- invisiguard stainless steel screens- double garage incl. internal access & separate storage room- 2 loft storage areas- loads of storage space- 10.56 kW solar system incl. 24 panels - CCTV security cameras x 6- epoxy flooring - Build: 2011- Land: 720m²- Home Size: 395SQ or 365.28m²- Community Title Fee: \$741.14 per quarter (approx.) When purchasing within the Harrington Grove Estates, you are assured of specific building guidelines, a minimum lot size of 700m² and access to any one of the 3 Country clubs. Winning 2 Residential Development Awards, a Master planned Community Award, Harrington Grove Estate is a must to consider. The Lomandra Rise precinct is an exclusive and elevated bushland enclave. Its name, Lomandra Rise, is taken from the native grasslike and flowering plant *Lomandra longifolia* which is found growing on the estate. Lomandra Rise is surrounded by bushland, and it also has great district views courtesy of its elevated location. All within short driving distances to all local amenities incl. Narellan Town Centre, Harrington Park Plaza, Oran Park Town Centre, Camden CBD & Hospital, local schools, parks & reserves. Within distance to the M5 Motorway, University, Macarthur Square & Campbelltown CBD, train stations & all public transport and Campbelltown Public & Private Hospitals. We look forward to providing you a tour of this beautiful Grove home. The team here at Camden Property Agents are very proud to be able to present this high-end, luxury & lifestyle Harrington Grove property to the market. We have absolutely no doubt that this will be a much-loved home for many years to come. Disclaimer: Camden Property Agents believe that all information contained herein be true and correct to the best of our ability and in no way misleading, however all interested parties are advised to carry out their own enquiries and relevant searches independently.