

40 Lavington Avenue, Chipping Norton, NSW 2170

DEMIANS
ESTATE AGENTS

House For Sale

Tuesday, 16 January 2024

40 Lavington Avenue, Chipping Norton, NSW 2170

Bedrooms: 5

Bathrooms: 2

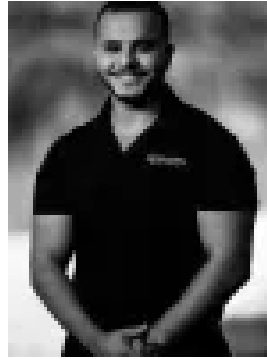
Parkings: 4

Area: 785 m2

Type: House



Michael Demian
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Mark Demian
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Auction

Welcome to this exquisite single-story home on a spacious 785sqm block in Chipping Norton's exclusive lakeside setting. Nestled on a wide and peaceful street, this property offers a harmonious blend of elegance, space, and modern luxury living. As you arrive, a gated long driveway leads to a double garage with both internal and external access. This driveway provides ample parking for vehicles, boats, and caravans, ensuring you'll never run out of space for your toys. Inside, an open-concept plan combines the living, kitchen, and dining areas, creating a perfect space for family gatherings and entertaining. The home boasts Hamptons-style elegance with skylights, travertine flooring, lush carpets, and sheer curtains that create a warm and inviting atmosphere. Bespoke custom bay windows in the living and bedrooms not only captivate abundant natural light throughout the day but also invite refreshing breezes, creating an ambiance of comfort and sophistication. The lounge area is generously sized, ideal for formal gatherings, and an adjacent study is perfect for work-from-home professionals and can easily become a fifth bedroom. The gourmet electric kitchen is a chef's dream, featuring a tiled splashback, thick Caesarstone benchtops, a large island serving as a breakfast bar, soft-close drawers, and ample cupboard space. One of the property's highlights is the seamless transition from indoor to outdoor living. This resort-style backyard is designed for entertainment and relaxation. For unforgettable celebrations, host on the massive undercover terrace that is suitable for gatherings year-round, and the pool provides a perfect way to cool off in warmer months. Kids and pets can enjoy the sunny yard, with wide side access and a shed for storage. The accommodation comprises four generous bedrooms. Bedroom 4, located off the lounge with sliding doors and garage access, can also serve as a guest bedroom or office. The other three large bedrooms are in a separate wing of the home and all have built-ins. The master suite boasts a deluxe ensuite with a large shower and floor-to-ceiling tiles. Enjoy a spa like retreat with the luxurious main bathroom featuring a chic freestanding bath, glass frameless shower, and floor-to-ceiling tiles. Features include CCTV cameras, ducted zoned a/c, and Crimsafe windows for security and comfort. Premium appointments throughout include a Victoria + Albert bath tub and Astra Walker Tapwear in the bathrooms & kitchen.