

**44 Heritage Drive, Appin, NSW 2560**



**Sold House**

Tuesday, 21 May 2024

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 905 m2**

**Type: House**



Kelly Oliver



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**\$1,240,000**

Enjoy the ultimate lifestyle blend of luxury, comfort, and functionality in this stunning Appin Valley home. This four bedroom family home on 905sqm has a list of features for the modern family to maximise today's lifestyle requirements. Step into luxury with a master bedroom featuring ducted air conditioning for year-round comfort, an exquisite ensuite and a spacious walk-in robe ensuring ample storage space. Accompanying this sanctuary are three additional bedrooms, with walk in to main and built ins to two others. Entertain guests effortlessly in the open-plan lounge/dining area, seamlessly connected to the modern kitchen complete with a 900ml gas stove, dishwasher, pantry, and sleek Caesarstone benches. Indulge in relaxation and entertainment with a dedicated media room, ideal for movie nights or quiet retreats. Need to catch up on work or study? Discover the convenience of a built-in study nook, equipped with benches and cabinets for productivity. Security and peace of mind are paramount, with an alarm system and security cameras installed at the property. Plus, the double garage with a remote door ensures easy access and secure parking for your vehicles in addition for the DIY enthusiast or hobbyist, a spacious 12x5.7.3 shed awaits boasting 4 metre garage doors, complete with a 3-tonne hoist for all your projects. Embrace sustainable living with a large 6.6kw solar system and 10kw backup battery with a back up battery for your battery back up minimizing your electricity bills dramatically, reducing your carbon footprint while providing energy independence. Step outside to the expansive entertaining area, complete with a natural gas BBQ, Weber and pizza oven. Back and side access for added convenience. Escape to nature with back access to the bush, perfect for exploring or unwinding in tranquility. Don't miss your chance to make it yours! Contact us today to arrange a viewing.