

**46 The Avenue, Mount Saint Thomas, NSW 2500**



**House For Sale**

Tuesday, 16 January 2024

46 The Avenue, Mount Saint Thomas, NSW 2500

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1390 m2**

**Type: House**



**Cristian Carvana**

0411329396

## Price Guide \$1,550,000

Secreted away at the end of a tree-lined driveway & designed for ultimate family comfort, this grand, north-facing, nod to Federation influence home is a class above, literally & figuratively. Aptly named "Yarrabee" meaning "Place of Many Gums", the spectacular Spotted Gum forest that surrounds this remarkable 1390sqm property is nothing short of wondrous, & the scale of the structure & selection of materials perfectly complements the environment. Unfolding over 3 levels & featuring artisan-crafted leadlight windows, solid Jarrah flooring, custom-made light fittings, an entry-level guest suite, & 12-foot ceilings echoing the towering trees outside, this is a stately, luxurious home, & very much one of a kind. Conveniently close to local cafes & Mount Saint Thomas Public School, just 2 minutes drive to Figtree Grove shopping & dining, & 6 minutes to Wollongong CBD, the coupling of accessibility to services & immersion in nature is a rare privilege.

- Welcome to "Yarrabee":- At the end of a peaceful cul-de-sac in a neighbourhood of quality homes.- Oriented NNE to capture all-day sun & a superb forest outlook.- Entry level includes bedroom, bathroom, & laundry, the perfect guest accom.- Level 1 is designed for living & includes a vast carpeted family room, sunny study with floor-to-ceiling glass, & luxurious lounge room with cosy wood fire.- The generous timber kitchen features breakfast bar & gas cooktop, & adjoins dining space & sitting room, all with spectacular soaring vaulted ceilings.- Level 2 is the sleeping & bathing zone with 3 carpeted bedrooms all including mirrored built-in robes, & a master suite with walk-in robe & private bathroom.- Family bathroom features full-size tub, separate shower, & separate toilet.- Sun-blessed spa room opens to extraordinary landscaped bush garden.- Remote access double lock-up garage with internal entry & high clearance.- Ornate ceilings, bespoke leadlighting, French doors, custom cabinetry.