

64A Sunninghill Avenue, Burradoo, NSW 2576



House For Sale

Friday, 10 November 2023

64A Sunninghill Avenue, Burradoo, NSW 2576

Bedrooms: 4

Bathrooms: 3

Area: 4173 m2

Type: House



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Guide \$3,500,000

Nestled in a private enclave of Burradoo, this exceptional property is a true ode to the enchanting wonders of nature. Spanning a vast 4173sqm, the meticulously manicured gardens become the focal point of this residence. Crafted with love and precision by its owners, every room in the house has been thoughtfully designed to provide picturesque views of these lush gardens. The majestic Chanticleer Pear tree-lined driveway creates a regal welcome, setting the stage for the magnificent experience that lies beyond the gates. A welcoming hallway entrance with high coffered ceilings leads to the open and spacious formal living and dining rooms- complete with a service bar, it is one of many great spaces to entertain in this expansive home. All the rooms are spacious and inviting, with plush carpets in the bedrooms and living areas and stylish, durable flooring elsewhere. The kitchen is modern and features quality Smeg appliances, Caesarstone benches and a walk-in pantry. The sunny breakfast nook is the perfect place to enjoy your morning cuppa, overlooking the splendid garden. The kitchen is open plan with the living room and conveniently accesses the alfresco dining area, for ease when entertaining. An electric retractable awning over the patio, as well as pull down sides, keeps the elements out. The adjoining covered patio is ideal for year-round use with a glass ceiling to allow the sun in and a gas fire to enjoy in the cooler months. The master suite features a large dressing room with quality joinery and sliding doors leading out to the covered patio. Its luxurious ensuite invites with underfloor heating, double vanities and a large walk-in shower. The huge American-style barn comes complete with a kitchenette and bathroom, an enclosed room with slow-combustion fire and plentiful space for machinery, vehicles or to host a party. The truly breathtaking grounds feature multiple areas including a Japanese style garden, a copse of towering silver birch and a myriad of plants to flower through each season. Located only a few minutes' drive to Bowral town centre and around the corner from the golf course. Conveniently, a bus stop is located at the bottom of the driveway, with transport to local schools including nearby Chevalier and Oxley Colleges. After 25 years of enjoying the fruits of their labour, the current owners are downsizing, giving you the unique opportunity to step into this dream home and make it your own. Don't miss the chance to experience this truly special property.

Features: All bedrooms with built-in robes, master with walk-in robe
An abundance of storage throughout
Flexible floor plan
Triple garage (1/3 currently converted to home office, with heating and cooling)
Additional brick carport/open garage with spaces for 2 cars and storage
More parking options in the 3 bay American-style barn
Ducted central heating & cooling, gas fire, open fire and gas outdoor fire
Secure electric entry gates
Japanese maples, camellias, pillar roses, dogwoods, weeping birch, iris, peonies, wisteria, crepe myrtles and many more plants