

7 Bower Bird Court, Kenthurst, NSW 2156



Sold House

Saturday, 9 December 2023

7 Bower Bird Court, Kenthurst, NSW 2156

Bedrooms: 7

Bathrooms: 4

Parkings: 3

Area: 5089 m2

Type: House



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Contact agent

SOLD by LJ HOOKER DURAL ... for more information call 9651 1566

SPACIOUS, RENOVATED FAMILY HOME WITH NORTH FACING REAR IN A BLUE RIBBON LOCATION Occupying a peaceful 5,089m², this stunning, recently renovated home is located in one of the Hills most prized and tightly held enclaves. The 22-year-old residence provides the perfect mix of timeless character and modern interiors, along with an open plan design. The home was carefully designed to take full advantage of the north facing aspect and therefore provides a number of sun-drenched living and dining areas. These rooms all flowing from the near new, custom built kitchen with top quality finishes, modern joinery and a stunning bush outlook. Designed to accommodate all family and living arrangements, the lower ground level of the home can quite easily be rearranged for a variety of uses such as in law accommodation, guest retreat, home business, entertainment hub or kids retreat. The indoor areas adjoin the exterior through high quality, stainless steel framed stacker doors. Externally the home features a large covered outdoor entertaining area, in ground swimming pool with spa and water features and low maintenance, private grounds.

EXPERIENCE We offer a combined 130 years of experience in Residential / Rural / Commercial Sales and Property Management. **KNOWLEDGE** LJ Hooker Dural's extensive knowledge of Real Estate and innovative approach to selling and leasing works in all market conditions... and the results speak for themselves. **RESULT** The franchise has been the top sales office in the LJ Hooker Northern Region on many occasions and remains consistently in the top 20 per cent of sales performers nationally. **PROPERTY FEATURES**

Accommodation : 7 spacious bedrooms, Master featuring, his and hers walk in robes, large ensuite, balcony and laundry chute, 2 studies both with external access. Ground floor study being fitted with cabinetry and has the ability to become the 7th bedroom, Generous open plan lounge and meals adjoining the kitchen and opening onto the large, covered outdoor entertaining area, Formal dining room adjoining the kitchen which flows into the large sunken formal lounge / rumpus room, Laundry with plenty of storage and direct access to outdoor drying area, Lower ground floor features another 2 bedrooms, study, gym and lounge room with the ability to cater to a further variety of uses such as in-law accommodation, teenage retreat, home business etc.

Kitchen : Near new bespoke kitchen overlooking bush outlook, Recently renovated with Caesar stone benchtops, Quality integrated stainless steel appliances, Induction cooktop, Abundance of storage and bench space, Feature lighting

Grounds and Garaging : Large 3 car garage with ample room for storage, Automatic garage doors, Expansive and private outdoor entertaining overlooking the pool with timber lined ceilings, Salt water in ground swimming pool with spa, Landscaped front entrance with sandstone retaining walls and water feature, Automatic irrigation to gardens and lawns

Special Features / Construction : Quality built / brick veneer residence with tiled roof, Freshly painted and new hybrid timber floors within 24 months, Ducted reverse cycle air-conditioning, Ceiling fans in the bedrooms, Electric blinds throughout sections of the home, Plantation shutters throughout certain rooms of the house, Substantial fire safety watering system

Location : Prestigious location, Quiet and private with a picturesque bush outlook, Close to Kenthurst shops, Round Corner Shopping Village, Easy access to a number of quality schools (Hills Grammar, Oakhill College, and Kenthurst Public School) , Within easy commuting distance to Sydney's CBD, Castle Hill, Parramatta and Norwest Business Park

Note: We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.