

**84 Ducks Lane, Run-O-Waters, NSW 2580**



**House For Sale**

Thursday, 6 June 2024

84 Ducks Lane, Run-O-Waters, NSW 2580

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 9**

**Area: 2000 m2**

**Type: House**



Stephanie Wegner

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## AUCTION GUIDE \$1,200,000

If luxury, convenience and size matters, then look no further than 84 Ducks Lane, Run-o-waters. Enter this property via the automated sliding gate and step into the home through the ultra grand front door, complete with a digital keypad. The property is segregated into three distinct areas, perfect for the growing family, or generational living. In the centre of the home, you will find the media room, kids play room and open-plan living and meals. The kitchen will steal your heart, complete with 40mm stone benchtops, glass splash back, 900mm Westinghouse oven, 5 burner gas cooktop, convection oven, butler's pantry and brass tapware. To the eastern wing, you will be impressed by the bar and lounge area, guest bedroom with ensuite, and a further three bedrooms, all with built-in wardrobes. The main bathroom is light-filled and generous in size and caters to families with a separate bath and shower. To the west, the grand master suite is a true oasis, offering a reading nook, opulent walk-in wardrobe and luxurious ensuite with double vanity, deep bath and double frameless shower. Step out onto the verandah to enjoy your morning coffee, or enjoy a cool drink of an evening. A dedicated office/study space is conveniently and privately tucked away, and the laundry will delight you with its thoughtful storage, hanging rack and shelving. Other features:- Ducted heating and cooling- Solar panels - approximately 13.5kW- Double glazed windows throughout- Alarm system- Floor to ceiling tiles to all bathrooms & LED mirror lighting- Large laundry with ample storage- Triple automatic garage (single & double) Inspections won't disappoint. Contact Stephanie on 0413 807 048 to make an enquiry.\* Please note, this property will be Auctioned at 199 Auburn Street, Goulburn on Friday 5th July 2024. The auction is not on-site.