

**8A Hughes Avenue, Lawson, NSW 2783**

**CHAPMAN**

**Sold House**

Saturday, 24 February 2024

8A Hughes Avenue, Lawson, NSW 2783

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 925 m2**

**Type: House**



Kate Spence

**\$1,400,000**

**LOCATION** - This stunning new residence is located in a highly convenient location in the upper Blue Mountains. Positioned only 500m from Lawson railway station, and 1 minutes' drive to access the Great Western Highway, commuting from this designer home is as simple as can be. The local primary school is only five minutes from home, and multiple secondary school options are available within the area including prestigious private school, Blue Mountains Grammar School. Lush green walking trails are all within a few moments' drive, and some of the Blue Mountains most scenic spots including waterfalls are all only moments away. **STYLE** - This beautifully designed family home was built in 2023, and has country charm inside and out. It offers a rare opportunity to secure a modern masterpiece, without the waiting time of a new build or monotony of a project home. The hero feature of the living space is the 5-metre-high cathedral ceilings with sky lights, offering plenty of natural light. The kitchen boasts a cavernous amount of space, making it the perfect entertainers kitchen. It features Italian Bianco Carrara marble benchtops offset with sage green polyurethane shaker doors and brushed brass fittings. The bathrooms are also a stand out, with brushed brass tapware and showerhead, and a spectacular arched mirror over a double vanity. The main bathroom ties in seamlessly with the aesthetic of the kitchen, featuring a soft green subway tile throughout, mosaic marble tiles and a freestanding modern bathtub. The inclusion of white stone tops on the vanity is a standout feature. The property has beautiful modern flooring, with carpet in the bedrooms and hybrid oak floorboards throughout the living areas. **LAYOUT** - This stunning residence has incorporated open plan living with an uninterrupted flow throughout. The kitchen is the heart of the home, and opens seamlessly into an expansive living space, perfect for the growing family. The kitchen/dining space opens onto a lovely, large alfresco area through stacker doors offering extended dining and entertainment options. **FEATURES** - There are so many wonderful features included in this executive residence. There is ducted air conditioning throughout as well as ceiling fans, offering year-round comfort. The windows are double glazed, and the home is well insulated. The property is fully enclosed with a combination of timber and white picket fences, and gates for access to the rear yard. The backyard and front yard are both fully landscaped, with stone retaining walls, sandstone curbing and established gardens that will grow and mature with time and care. The facade offers a modern white cladding style, grey concrete driveway and paths, and matching grey double lock up garage. The bathrooms are designed with the most contemporary tiles and inclusions, from the frameless shower glass to the inbuilt shower ledges and freestanding tub. There is a butler's pantry in the kitchen for added storage and a fantastic undercover alfresco area for outdoors dining and barbeques. There is not a thing left to be done but to simply move in and enjoy the mountains lifestyle in this exceptional home. Kathryn Spence Class 1 Licence No. 20265243 Disclaimer: All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own inquiries.