

**Address available on request, The Lagoon, NSW 2795** **Raine & Horne.**

## House For Sale

Thursday, 9 November 2023

Address available on request, The Lagoon, NSW 2795

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 5**

**Area: 1 m2**

**Type: House**



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## CONTACT AGENT

Nestled within the picturesque area of The Lagoon, this remarkable family residence rests on a generous 3.09-acre parcel, offering an unparalleled lifestyle that exceeds all expectations. Crafted with meticulous attention to detail, this property is designed to showcase the breathtaking rural vistas that surround it with almost every room offering a panoramic view of the serene countryside. Located just a short 15-minute drive from town and just minutes from Ben Chifley Dam, this impressive property features quality fittings and fixtures throughout, a stunning in-ground pool, a separate shed and an additional accommodation option ideal for the extended family or extra income. With so much on offer, we highly encourage arranging an inspection to truly appreciate it all. Call and plan your move today! Features include but are not limited to:

- Light-filled, open-concept kitchen, meals and family area
- Entertainer's kitchen with stone benches, quality appliances and butler's pantry
- Spacious separate media room with a ceiling-mounted projector
- Separate study/home office with built-in desks, drawers and shelving
- Four generously sized bedrooms (three with BIR's, master with a WIR)
- Modern bathroom with a freestanding bath, shower, vanity and separate powder room
- Ensuite to the master bedroom with a double shower, vanity and toilet
- Ducted and zoned heating and A/C, a wood fireplace and ceiling fans throughout
- Floor-to-ceiling curtains throughout over day/night roller blinds
- Alfresco entertaining area with a built-in kitchen, ceiling fan and expansive views
- 8m x 4m in-ground mineral swimming pool with a 17kw heat pump
- Oversized double automatic garage with internal access
- Separate self-contained flat with open-plan living, separate bedroom, bathroom and patio
- 6m x 8m shed with an air-conditioned loft space, adjoining carport and 3-phase power
- Fenced adjoining paddock currently used for a small flock of sheep with shelter
- Fully-fenced 3.09-acre battle-axe block with an automatic gate and sealed circular driveway
- Established vegetable garden, young but established fruit trees and a fenced chook yard
- 100,000L water tank collecting off approximately 400sqm of roof space
- 9kw solar power system with a 6kw battery