

13 Cottonwood Drive, Eglinton, NSW, 2795

House For Sale

Tuesday, 10 September 2024

CLEARY FAIRBROTHER
PROPERTY | POWERED BY SMILE ELITE

13 Cottonwood Drive, Eglinton, NSW, 2795

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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Custom Country Elegance

Introducing to the market, a meticulously crafted, custom-built country style homestead that is sure to impress. A true statement home inspired by the unique charm of an American Barn, timeless design meets modern luxury in this spacious family sanctuary.

Delightfully distinctive in both construction and style, this impressive property is unlike any other and is sure to exceed your expectations. Spread over two levels, and offering timeless charm, elevated family living, a glorious sunny aspect, beautifully established gardens and exceptional outdoor entertaining, this is a residence that perfectly blends comfort and grandeur.

Property features include:

- Outstanding curb appeal with a gorgeous covered front veranda complimented by rustic timber posts, decorative moulding's, gabled roof, sandstone paving, an enchanting entrance arbour adorned with climbing foliage, charming white picket fence, charming bird bath, a cultivated garden, elegant pathways and attractive stone cladding, all making for a uniquely beautiful and stately welcome
- The front entrance way is bathed in natural light, provided by glass panel sidelites and houses a clever and practical coat closet
- An impressive lounge room located at the front of the home with cathedral like stone fireplace and hearth and a separate formal dining room with well-placed leadlight window
 - An extraordinary farmhouse inspired kitchen is set in the heart of the home and features beautiful timber benchtops, a large timber island with abundant storage, quality stainless-steel appliances, stunning white granite double sink, country style glass door display cabinetry, bespoke pendant lighting, providing a chic industrial element to the space and an adjoining meals/dining area
- A lovely master bedroom, entered via a cosy sitting room, with a large walk-in robe and private ensuite featuring a custom timber vanity with twin bowl sinks and large shower with couples shower heads
- Bedrooms two and three are both generously sized with built-in wardrobes and there is also a well-positioned office or fifth bedroom
- The fourth bedroom is privately located on the second floor, is very large in size and features a built-in robe, stylish rattan fan and vaulted ceiling
- A fantastic rumpus room also features upstairs and comes complete with built in shelving, a study nook, high cathedral ceilings and separately contained large attic space
- A spacious three-way family bathroom, with custom timber vanity, recessed bathtub, very large shower, serene use of tile colours and separate toilet
 - A comfortable family room is located off the kitchen/dining and enjoys lovely views of the yard and reserve beyond
- A fabulous pool/games room with a cosy wood heater, gorgeous feature stone wall, bar area, pool/billiard island lighting fixture, sliding glass doors that lead out to the alfresco area and is beautifully finished with rustic timber wall paneling, creating a true barn-like experience
- An internal laundry with good storage and access out to the yard and rotary clothesline
- Ducted gas heating, reverse cycle split system and ceiling fans throughout, ensuring year-round comfort
- An exquisite outdoor entertaining oasis that has been beautifully executed and features a fully enclosed pergola with ceiling fan, a magnificent walled in-ground swimming pool and stunning water feature
- Oversized double garage with access through to the rear yard
- An established, fully enclosed rear yard with generous lawn, an additional separate garage/workshop with roller door and drive-thru access via automated rear gates and a peaceful backdrop overlooking the Eglinton Oval, tennis club and surrounding views
- Set on a generous 913sqm block

Exuding timeless character, with bespoke fireplaces, appealing use of exposed timber, and a sophisticated, rustic palette, this meticulously crafted property is testament that a country inspired home isn't just reserved for a rural setting but can indeed find inspiration in an urban location.

Set in a family friendly cul-de-sac amongst other quality homes, close to Cubis Park and just a short stroll to the local school, cafe and convenience store, this property must be experienced in person to truly appreciate it's grand scale appeal.

Contact Cleary Fairbrother property today for more information on this wonderful property!

Disclaimer: All information contained herein is obtained from property owners or third-party sources which we believe are reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested person/s should rely on their own enquiries.