

# 14A Roder Place, Richmond Hill, NSW 2480

## House For Sale

Wednesday, 26 June 2024

14A Roder Place, Richmond Hill, NSW 2480

**Bedrooms:** 4

**Bathrooms:** 3

**Parkings:** 3

**Area:** 2904 m2

**Type:** House



Oliver Hallock

## CONTACT AGENT

Gracing a north eastern ridge on Richmond Hill is this beautifully master builder deigned and constructed home (by Neil Priestley), that catches the sun and has one of the most stunning views in the area. Renovated across the board without a thing to do, there is a consistent feel of tranquility and style as you move through each room. With its north eastly orientation, the living spaces and bedrooms are well lit and absolutely private with views of the manicured and lush garden surrounds. With extensive use of 150mm solid Jarrah flooring throughout, walking through the home is a delight to the eye and reassuring solid underfoot. Entering the home, one is able turn left or right from the lobby, where you can comfortably take a seat to remove your shoes. Move to the right and you're amongst the heart of the home, where the kitchen and living area combine in one large space. For the chef, the recently renovated kitchen is full to the brim with brand new appliances and soft closing cabinetry. Marble bench-tops, top of the line Smeg ovens (one a combi steam), 1000mm 6-burner Smeg ultra modern Blade gas cook top, exceptionally quiet Falmecc designer range hood, integrated top of the line Miele dishwasher, not to mention the stunning outlook through the kitchen and living area windows. Turn left from the lobby and you move through the home into a sense of elegance and richness with a Moroccan influenced renovated bathroom, that boasts a steam room with heated floors and backrest with an adjacent twin head monsoon shower and niche lighting. The bedrooms are generous in size and are all positioned with views to the north for light and access to the gardens. Heading upstairs to the expanded and upgraded master suite with completely private Juliet balcony, there is nothing to do but enjoy this majestically appointed retreat. The floor is lusciously carpeted and there is a gold accented feature wall that lends a feeling of warmth and depth. The oversized ensuite is laid floor to ceiling in Travertine with underfloor heating, heated vertical towel rails, a half panel electrostatic Switchglass window for added privacy, spa bath, overhead commercial panel heating and Kohler Veil wall hung intelligent toilets that are heated with a bidet combination. Absolutely no detail has been overlooked. To the rear of the property, the council certified studio behind the main house is 50m<sup>2</sup> with separate stairway access. It has reverse cycle air-conditioning, HWS underneath the building and is being currently used as a photographic studio it has a range of dimmable lighting - this is a flexi space for any creative option and the views from here are panoramic. Further Features:- 5 reverse cycle A/C split systems - Inbuilt Rinnai gas fire place- House wired security alarm system - Extensive storage - Him and Her walk in closets in master suite - Clipsal Satin series light switching in renovated bathrooms - Starlink hardwired broadband- Alfresco deck area beside living kitchen- Solar hot water- 2000L and 300L rain water tanks- Double car garage- Council approved septic system - Extensive landscaping creates a sense of space and privacy Disclaimer: The above information has not been verified. We advise you to confirm the accuracy of details before entering into a contract. Amir Prestige and its employees cannot be held responsible for any inaccurate details supplied here.