

2 Camphora Place, Balgownie, NSW 2519

House For Sale

Wednesday, 3 July 2024

2 Camphora Place, Balgownie, NSW 2519

Bedrooms: 5

Bathrooms: 2

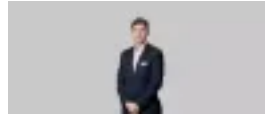
Parkings: 2

Area: 685 m2

Type: House



Jordan Andonovski
0410347443



Bradley Dryburgh
0423402562

Price guide \$1,950,000

How do we measure the success of a home? Does it protect us from the elements? Foster the perfect mood? Enrich our day to day experience? This grand characterful residence with an elegant modern addition delivers all this & more in the glorious sanctitude of beautiful Balgownie. With an optimal northeasterly aspect & completely shielded from the outside world by spectacular established gardens, step inside & discover an exquisitely crafted home. Natural materials lend an air of refined luxury, high quality appliances & tech embrace modernity, & bespoke inclusions amplify the comfort level & "one of a kind" appeal. In a divinely tranquil cul-de-sac location where birdsong & a nearby babbling brook are the dominant soundscape, civilisation is in fact surprisingly close at hand. Well-reputed Balgownie Public School is just 550m from home, charming Balgownie Village is only 1km away, & Fairy Meadow shopping, dining, & services can be reached in less than 5 minutes. - Well proportioned 685sqm northeast facing allotment with landscaped gardens. - Stylish new custom designed & built kitchen with 40mm granite benchtops & splashback, Miele dishwasher, Gaggenau 900mm gas/induction cooktop, warming drawer & oven, & ample storage. - Formal dining & lounge features gas fire & timeless polished hardwood flooring. - Separate versatile tiled living room perfect for recreation or retreat. - 3 generous carpeted bedrooms on upper level all include built-in robes & ceiling fans. - Extraordinary new master bedroom suite features opulent ensuite with walk-in rain shower & adjoining Juliette balcony, huge walk-in robe, & separate study/retreat. - Expansive family bathroom includes luxe freestanding tub, separate walk-in rain shower, & double hand basin. - Ample laundry with tub & extra toilet plus adjacent lockable under stair storage, perfect for use as wine cellar. - Business grade fibre connectivity & data cabling throughout the house. - State-of-the-art LED smart controlled lighting. Ducted A/C upstairs & down. - Elegant plantation shutters enhance privacy & thermal efficiency. - Carport adjoins flexible-use tiled garage with remote access, internal entry, & storage. - Keyless entry. Bosch home security system. - 6.5Kw solar power system. 3 phase power. - Securely fenced child & pet friendly perimeter.