

**21 Carberry Road, Appin, NSW 2560**



**House For Sale**

Thursday, 4 July 2024

21 Carberry Road, Appin, NSW 2560

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 700 m2**

**Type: House**



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**\$1,350,000 - \$1,450,000**

Nestled in the heart of Appin Valley, 21 Carberry Road is just a short distance from Appin Central, home to a host of retailers and amenities. This stunning 30-square Lilly Home boasts luxurious finishes and features that redefine modern living. The outdoor entertaining area alone is a sight to behold, featuring a stunning inground pool, an inground trampoline, and a custom-built playground to keep the kids entertained. The master suite offers a substantial walk-in robe and an en-suite with floor-to-ceiling tiling, his and hers vanity, and a luxurious double shower. The home includes four spacious bedrooms, all with built-in robes. At the heart of the home, the impressive kitchen features a butler's pantry, modern pendant light feature, matte black granite dual sink, microwave nook, 900mm induction cooktop, full-size double wall oven, 40mm Caesarstone benchtops, and an extra-large fridge nook. The open-plan kitchen, dining, and living area is enhanced by a cathedral ceiling, complemented by a theatre room at the front of the home and a third living area at the rear. A dedicated study room provides the perfect space for a home office. The main bathroom boasts floor-to-ceiling tiling, a generous shower, a separate bath, and a separate powder room for utmost convenience. The large laundry room offers ample storage and a farmhouse black granite sink. This home is equipped with instant gas hot water with a temperature control panel in the laundry. The outdoor entertaining area includes an undercover alfresco, electric outdoor blinds, timber decking, and an 8x3m Enviroswim inground pool with in-floor cleaning and heater, remote-controlled ceiling-mounted outdoor heaters, and a ceiling fan. Over 130m<sup>2</sup> of level grassed backyard provides plenty of space for outdoor activities. The double garage features an epoxy floor covering, internal access through the laundry, and external access to the pool area. An 8-zone Rachio smart irrigation system with weather-sensing technology ensures your garden stays lush and green. Security is paramount with an August smart entry door locking system and remotely accessed security cameras. The home is lit with dimmable downlights throughout, has 2.7m ceilings, and includes a freestanding wood heater. Comfort is guaranteed with Daikin 8-zone ducted air conditioning with Wi-Fi airbase for remote access. The property is powered by 3-phase power and a 4.5kW Fronius solar system with room for additional panels. NBN is available to the premises for fast internet connectivity. The triple lock front door security screen and front-mounted sensor lights add an extra layer of security. The garden shed includes a veggie patch and herb garden with basil, thyme, and rosemary. A separate water tank with bypass services the toilets and other facilities. The garden also features mature fruit-bearing trees, including apples, blueberries, oranges, lemons, limes, mandarins, nectarines, and peaches. Smart switches throughout the house allow control via Google or Alexa, and USB charging posts are conveniently located in the main bedroom and kitchen. Located in the beautiful Appin Valley, this property is within minutes of local schools, shops, restaurants, and parks. Appin is only a 15-minute drive to Campbelltown CBD and 25 minutes to the beautiful Wollongong beaches.