

275 Bingley Way, Wamboin, NSW, 2620



House For Sale

Friday, 1 November 2024

275 Bingley Way, Wamboin, NSW, 2620

Bedrooms: 4

Bathrooms: 3

Parkings: 6

Type: House

'Matulia': A Masterpiece of Luxury Living in a picturesque setting

Set on an enchanting 11-acre property, "Matulia" is a rare and refined estate that seamlessly blends the tranquility of country living with the elegance of modern luxury. The journey begins as you pass through the automated gates and follow a private concrete driveway, leading to an impressive porte-cochere entry. This grand arrival sets the tone for the home's opulent charm, where an expansive entry hall invites you inside.

At the heart of the residence lies a stunning central kitchen, dining, and living area, crafted to perfection and designed for effortless entertaining. The open-plan space transitions beautifully to an alfresco terrace that wraps around a sprawling deck and solar-heated pool with breathtaking views creating an indoor-outdoor experience that's ideal for hosting and relaxation alike. Every detail of the kitchen exudes sophistication, from the granite waterfall island breakfast bar and stainless steel benches to the integrated Miele appliances and walk-in pantry.

The luxurious main bedroom suite is an exquisite private retreat, boasting an expansive dressing room, walk-through robe, and a spa-inspired ensuite. A fourth bedroom or home office conveniently adjoins the main suite, offering flexibility as a nursery, guest room, or workspace. This thoughtful layout provides a tranquil, secluded setting within the home's primary living quarters.

Across the home, accessible via sliding doors, are two additional bedrooms, each generously appointed with walk-in robes. This wing also includes a dedicated family room and a beautifully designed family bathroom, creating an ideal environment for children or extended family members. The design caters to both privacy and functionality, ensuring comfort for everyone in the household.

The lower level of the home is equally impressive, featuring a spacious rumpus room with its own bathroom, carport and separate access. This versatile area can accommodate guests or extended family, offering a self-contained retreat within the larger estate. With its luxurious amenities and well-thought-out spaces, "Matulia" combines flexibility with grandeur, perfect for multi-generational living or hosting in style.

Beyond the home, the property boasts spectacular outdoor facilities. A professionally crafted equestrian area includes a full-size dressage arena, floodlit round yard, and top-quality stables with a wash bay, tack, and feed room. Overlooking a picturesque, spring-fed dam, the property's scenic surroundings create an enchanting backdrop for this exceptional estate.

Features:

- * Craftsman-built residence with premium finishes throughout
- * Central open-plan kitchen with Miele appliances, granite waterfall edge island, stainless steel bench, and walk-in pantry
- * Seamless indoor-outdoor flow to a solar-heated pool, expansive deck, and alfresco entertaining area
- * Segregated master suite with a dressing room, walk-through robe, and luxury ensuite
- * Versatile fourth bedroom/home office ideal as a nursery or private workspace
- * Additional family wing with two bedrooms, family room, and modern bathroom
- * Downstairs rumpus room with bathroom and separate access, perfect for guests or extended family
- * Equestrian facilities: floodlit round yard, full-size dressage arena, stables, wash bay, tack, and feed room
- * Hydronic heating and in-floor heating in bathrooms
- * Australian Wormy Chestnut flooring for natural warmth and beauty
- * Abundant water storage and a scenic spring-fed dam
- * 3 High efficiency & wifi controlled reverse cycle systems across the house, comprising a central system in the kitchen, living and dining areas and two multi-split systems, one servicing the master bedroom and office and one for the family wing (2 bedrooms and the family room)
- * High quality Fronius solar system with 2 inverters and optimisers on all panels, 15kW DC. Battery ready inverter in the garage.
- * Custom hardwood office fitout in recycled ash

- * Professional network system throughout the house comprising of Starlink internet, Professional router and firewall, Wifi coverage across the entire house and the front half of the property, integrated CCTV camera solution with remote access
- * Telstra mini-cell repeater in the ceiling for mobile phone coverage throughout the house
- * Fully predator protected chicken coup with remotely accessible 'chicken-cam' camera
- * Wifi controlled variable speed pumps on the pool as well as Ph auto-dosing system
- * Cubby house and flying fox

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