

# 3 Guy Place, Emu Heights, NSW 2750

CHAPMAN

## House For Sale

Sunday, 23 June 2024

3 Guy Place, Emu Heights, NSW 2750

Bedrooms: 6

Bathrooms: 3

Parkings: 3

Area: 1 m2

Type: House



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## Expressions of interest

**LOCATION** – Tranquilly tucked away at the end of a private driveway in an exclusive estate with trees and a natural running creek as your neighbour, the filtered views over the Nepean River and farmlands beyond ensure this retreat from the hustle and bustle meets all your wants and needs. Whilst being nestled away at the base of the Blue Mountains the everyday conveniences are still within close proximity – the bus stop is approx. 280m, revered local primary and preschools within 1.3km and shopping centre approx. 3.6km with additional amenities along the way. Enjoy the bush trails and walking tracks to soak in the bushland surrounds as well as approx. 2.6 acres of your own land to utilise and explore.

**STYLE** – A remarkably palatial family home of convivial proportions and neutral tones to please all aesthetics. This modern abode will accommodate a myriad of family arrangements, home business opportunities and be an entertaining host's delight with large outdoor alfresco areas, both covered and open-air. With updates completed in the bathrooms and laundry and all the contemporary conveniences you'd expect, entering this stunning home through its prominent double door entry instantly welcomes you to its paradise.

**LAYOUT** – Providing countless options for a flexible floor plan, encompassed over three split levels, is 6 large bedrooms, 4 with built in wardrobes and the master with walk in robe, prospective 7th bedroom or a great size study/media room. The central family living space, with its soaring ceiling, is the epicentre of the home, leading to the sleek kitchen and large dining space, easily accommodating a 10 seat dining table, the upper bedroom level and the lower level with rumpus room, renovated laundry with third shower and toilet and internal access to the oversized triple garage, separate sizeable storage room as well as a cellar or additional storage space.

**FEATURES** – Every level of this incredible home offers creature comfort features. Large format tiled flooring through the entry and living level, polished timber floorboards on the upper and lower levels, downlights and zoned ducted air conditioning throughout. 40mm benchtops in the kitchen add to the superfluity as does the combination 900mm gas and induction cooktop, Bosch dishwasher and walk in pantry as well as the ducted vacuuming portal. Externally the property is just as impressive with its mango, banana, orange, lemon and guava trees, pumpkin patch and bay leaf and curry leaf trees. The large water tank is suitable for keeping the mature garden fresh and the enormous covered timber deck provides the perfect place to sit and enjoy it all while also relishing in the knowledge that the installed solar panel system allows you to be completely self-sufficient. This unique gem, in its picture perfect setting, is the validation of dream home.

Disclaimer: All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own inquiries.