

**32 Baltimore Avenue, Hamilton Valley, NSW, 2641**

**SN STEAN NICHOLLS**

## House For Sale

Friday, 1 November 2024

32 Baltimore Avenue, Hamilton Valley, NSW, 2641

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Jack Stean

## Quality Family Home In Friendly Locale

Nestled within the sought-after Sienna Ridge Estate, this exceptional family home is a true masterpiece of contemporary architecture and design. A striking façade introduces this impeccably presented property. Set over a desirable single-level layout, this well constructed home provides low maintenance luxury living.

Set to the front of the home, the main bedroom offers a blissful retreat, impressively scaled with its own study, walk-in robe and a stunning ensuite. Ensuring ample accommodation, three additional bedrooms are available, all boasting built in robes and easy access to an equally as fabulous family bathroom.

Set to the rear of the home, vast windows deliver restful garden outlooks. The spacious open-plan living areas offer plenty of room for family and friends to gather, while the well-appointed kitchen provides everything the modern home chef could want, including stainless steel appliances, spacious benchtops, large island bench and butler's pantry.

Meanwhile, a versatile cinema room and a dedicated study nook, complement the family livability.

Outside the home is host to an undercover alfresco area, providing sweeping views of the Lavington Football Field, this is the ideal space for all-year-round entertainment.

Keeping your vehicles protected from the elements, car accommodation is abundant with a double lock-up garage and single carport. Additionally, a substantial 5m x 8m shed featuring drive through access creates the perfect workshop for inspired tradesman or further space for a caravan or boat.

Completed to the highest standards with additional features including ceiling fans in all bedrooms, ducted heating & cooling throughout, separate laundry, home security cameras and a 20 panel 6.6kw solar system, to ensure energy efficiency.

Sitting proudly on 876 sqm (approx.), 32 Baltimore Avenue is more than just a home, it is a lifestyle. Generous, effortlessly flowing spaces and quality finishes reveal a home where style and relaxation blend to meet the needs of an extravagant, contemporary lifestyle. Don't miss out on this sought-after opportunity!

### Additional Features:

- 4 bedrooms, 2 bathrooms
- Open plan living plus cinema room
- Double car garage plus carport
- 5m x 8m shed with roller door access
- 20 panel 6.6kw solar system
- 876sqm (approx.) allotment
- Ducted heating and cooling throughout
- Undercover alfresco area