

# 45 Roy Crescent, Thirlmere, NSW 2572

## House For Sale

Friday, 5 July 2024

45 Roy Crescent, Thirlmere, NSW 2572

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 454 m2**

**Type: House**



Adam Bryant  
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## Just Listed

Discover comfort and entertainment at 45 Roy Crescent, located in the Thirlmere Heights Estate! This exquisite property boasts an abundance of natural light and an enhanced sense of opulence with lavish decorative cornices and modern features. Enjoy movie nights in the lounge room where the afternoon sun will coat the room. You and your family's comfort is guaranteed all year round with ducted air-conditioning throughout the home. Enjoy an outdoor haven, especially at sun rise with beams of light that cascade the backyard, perfect with your morning cuppa. This home's clever design offers distinct zones for every purpose, ensuring a lifestyle of comfort and luxury. Call Thirlmere your home and relish the hidden gem that is this semi-rural lifestyle, a marvellous place to raise a family. List of features:- High quality finishings around the home including decorative cornices and tall 2.7m ceilings- Spacious master suite complete with walk-in robe, sheer curtains, carpet flooring, downlights, ducted air-conditioning and an accompanying ensuite- Contemporary ensuite includes twin vanities with a stone bench top, semi-frameless shower with shower niche, and floor-to-ceiling tiles - 3 well-sized guest bedrooms complete with built-in robes, downlights and ducted air conditioning- Opulent main bathroom with a single stone benchtop vanity, shower niche, and floor-to-ceiling tiles and a freestanding bathtub- Bright and airy open living area featuring timber laminate floors, and downlights- Lounge room complete with stunning sheer curtains, carpet flooring, and downlights - Modern kitchen comes with a 900mm Westinghouse 5-burner gas stovetop & oven, breakfast bar with an integrated sink, 20mm stone benchtops, tiled splashback, a nook for the dishwasher and plumbing for the fridge- 2 pantries including a Butler's Pantry and a Walk-in pantry - Cleverly-designed laundry featuring tall and overhead storage, nooks for 2x front-loading machines and side access- Linen press cupboard designed to blend into the hallway- Outdoor alfresco comes with an outdoor kitchen, ceiling fan, downlights, tile flooring and an outdoor powerpoint outlet- 3-zone ducted air conditioning for the master suite, guest bedrooms and open living area- Security system- Generously-sized double garage can fit larger cars- Instantaneous hot-water system- Situated on a 454 sqm block of land in the Thirlmere Heights Estate- Approximately 1.4km to Thirlmere shops- Approximately 1.8km Thirlmere Public SchoolThe tightly held, semi-rural town of Thirlmere is located in the Wollondilly Shire and is popularly known for its railway origins and home to the NSW Rail Museum. Surrounded by beautiful lush green terrain that caters to an array of spectacular walking tracks the whole family can enjoy & equipped with multiple picnic areas. Thirlmere is also home to the historical Mermaid pools. Local shops, cafes & schools are all within close proximity as well as a short drive to the historic township of Picton and a 45min drive to the beautiful beaches of Wollongong. This home is one to put at the top of your inspection list.