

**53 Hill St, Geurie, NSW, 2818**

THE AGENCY

**House For Sale**

Thursday, 19 September 2024

53 Hill St, Geurie, NSW, 2818

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



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## An Idyllic Tree Change in an Architecturally Designed Family Retreat

Amid the peaceful bushland of Geurie's northern hillside, this architecturally designed home offers an idyllic blend of modern luxury and tranquil rural surrounds. Designed with both comfort and practicality in mind, the home features a generous floorplan ideal for family living and entertaining, with quality finishes and thoughtful design throughout. The well-considered outdoor spaces further enhance the home's appeal, embracing its natural setting while offering opportunities for peaceful relaxation or lively gatherings.

High, raked ceilings combined with strategically positioned clerestory windows allow the northern sun to flood the home with natural light, while keeping the interior cool during summer. Expansive walls of glass at the rear frame views of the surrounding bushland and create a seamless flow between indoor and outdoor spaces. The open-plan layout features a modern kitchen with stone benchtops, abundant storage, and a gas cooktop, all flowing into spacious dining and living areas that open onto an outdoor entertaining space. A formal lounge and dining room offer additional flexibility, while all four bedrooms feature built-in robes, with the master suite boasting a walk-in robe and ensuite. The home is equipped with ducted reverse cycle air conditioning, gas heating, and a 5kW solar system for energy efficiency.

Outside, terraced lawns and a paved front entry with established roses ensure easy maintenance and a welcoming first impression. A tiled alfresco patio, complete with a pitched roof and ceiling fans, provides the perfect space for outdoor dining, while rainwater-fed gardens and a large rear yard add to the property's appeal. The six-car accommodation includes an integrated double garage and a detached double garaport with rear lane access, offering ample space for vehicles, equipment, or additional storage. With its peaceful village location and proximity to the larger centres of Dubbo and Wellington, this home combines charm and convenience, making it a superb choice for those seeking a tree change.

- 5kW solar panel system (5 years old) with GroWatt inverter
- Ducted reverse cycle air conditioning plus gas points and ceiling fans
- Formal lounge and dining plus generous open-plan living area
- Family-sized kitchen with abundant storage, large double door pantry, 2-pack finish cabinetry, gas cooktop, dining bench
- Four robed bedrooms, main bedroom with walk-in robe, ensuite and garden views
- Family bathroom with 3-way layout includes long vanity with twin basins
- Large modern laundry, double-door linen cupboard plus walk-in storage cupboard
- Tiled alfresco area with pitched roof, ceiling fans and downlights
- Terraced yards with easy-maintenance
- Rainwater tank with pressure pump to the gardens
- Integrated double garage with automatic panel lift door
- Double garaport (8x6m garage + 6x5.5m carport) with rear lane access, 3.6m height suitable for caravan
- Sitting area with sandstone pavers, firepit
- Established fruit trees include peach and nectarine
- Vibrant village located 28km to Dubbo, 23km to Wellington