

64 Heritage Drive, Appin, NSW, 2560



Sold House

Thursday, 22 August 2024

64 Heritage Drive, Appin, NSW, 2560

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

Luxurious Tranquility Awaits You

Welcome to an exquisite residence where luxury meets comfort in the prestigious, sought-after suburb of Appin. Built by McDonald Jones Homes in 2015 in the exclusive Appin Valley estate, 64 Heritage Drive defines luxury lifestyle living for all families. This tranquil, serene home, nestled against the bush presents a unique opportunity for one lucky buyer to acquire this picture-perfect family residence.

Upon entering, the lucky buyer will experience brightness, warmth, and clear views to the rear, thanks to light flooding through the skylights, warm vinyl tiles throughout, and patio doors with unrestricted views of the garden and bush. Plantation shutters on all windows provide an easy way to control additional light.

The home features four spacious bedrooms. The master bedroom boasts a lavish ensuite with his-and-hers vanity, a walk-in robe (WIR), a separate bath and shower, and a separate toilet with tiled flooring consistent with all wet rooms. All other bedrooms have built-in wardrobes.

The property includes a formal media room with vinyl flooring and plantation shutters, creating an ideal space for movie nights. Separate formal living and dining spaces offer ample room for entertaining and family gatherings. Ducted reverse cycle air conditioning ensures year-round comfort.

The large modern kitchen is a chef's dream, equipped with quality Smeg gas appliances, including a five-burner gas cooktop, dishwasher, double sink, and ample cupboard space. A beautiful skylight bathes the kitchen in natural light, creating a bright and welcoming atmosphere perfect for meal preparation and entertaining. Additional features include a huge walk-in pantry with space for a wine fridge, an island benchtop with a breakfast bar, and a large internal laundry with extensive storage space and direct access outside.

An exciting additional feature of this property is the lounge room/kitchenette. It can be used as a lounge/rumpus, play area for children, or become a self-contained cozy in-law retreat with its own built-in modern kitchen, integrated microwave, access to a shower room with a vanity, plumbing and space for a washing machine, a separate guest toilet, a dedicated study with an integrated desk, and a spacious bedroom. This feature also creates an opportunity for dual occupancy.

The open plan living and dining room seamlessly opens to a stunning outdoor entertaining area with a spacious timber deck, complete with an outdoor ceiling fan and plenty of lighting, overlooking a 700m² block with gorgeous landscaping and manicured lawns. Unwind in your private hot tub while the kids enjoy rear access to the open bush for bike riding or long walks, soaking in the serene atmosphere of your own Appin oasis.

Save on energy bills with a powerful 9.1-kilowatt solar system, featuring 28 solar panels for maximum efficiency. The double lock-up garage with internal access and an automatic roller door provides secure parking.

Positioned in the beautiful suburb of Appin, this home offers a luxurious lifestyle in a prime location. It is just 1.8 km from Appin Shopping Village for all your shopping needs, 1.6 km from Appin Public School, making school runs a breeze, and directly opposite Appin Park, only 240 meters away, perfect for outdoor recreation and family outings.

Features Include:

- Built by McDonald Jones Homes in 2015 with no expense needed.
- Four spacious bedrooms, master bedroom with a huge ensuite and his & hers vanity and walk-in robe (WIR).
- Built-in wardrobes, plantation shutters, and light fittings in all other bedrooms.
- Cosy in-laws retreat which features its very own built-in modern kitchen, access to its own shower room plus vanity with plumbing and space for a washing machine and separate guest toilet. It also has its own dedicated study with an integrated desk and spacious bedroom.
- The property also creates opportunity for dual occupancy.

- Cinema media room with vinyl flooring providing a warm environment under foot & plantation shutters throughout.
- Separate formal living and dining room.
- Modern kitchen offering a five-burner gas cooktop, dishwasher, and double sink.
- Additional features include a huge walk-in pantry with space for a wine fridge, island benchtop with its very own breakfast bar with plenty of space for the kids to enjoy their breakfast of a morning.
- A beautiful skylight bathes the kitchen in natural light, creating a bright and welcoming atmosphere perfect for meal preparation and entertaining.
- Save on energy bills with a powerful (9.1-kilowatt) solar system, featuring 28 solar panels for maximum efficiency.
- Large entertaining area which overlooks a spacious 700m² block of land.
- Gorgeous landscaped and manicured lawns complete with its own outdoor ceiling fan.
- Own private luscious hot tub and enjoy the serene atmosphere of your own Appin oasis.
- Access from the garden to bush at rear for walks and play.
- Ducted reverse cycle air conditioning throughout.
- Main bathroom with separate bath, shower, and separate toilet with its own vanity with tiled flooring to all wet rooms.
- Huge internal laundry with extensive storage space and direct access outside.
- Double lock-up garage with internal access and automatic roller door.
- 1.8kms (approx.) to Appin Shopping Village.
- 1.6kms (approx.) to Appin Public School.
- 240m (approx.) to Appin Park (directly opposite).

* Harcourts has made every effort to obtain the information regarding these listings from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, prior sale or withdrawal without notice.