

7 Rutar Place, Abbotsbury, NSW 2176

Raine&Horne.

House For Sale

Wednesday, 19 June 2024

7 Rutar Place, Abbotsbury, NSW 2176

Bedrooms: 4

Bathrooms: 2

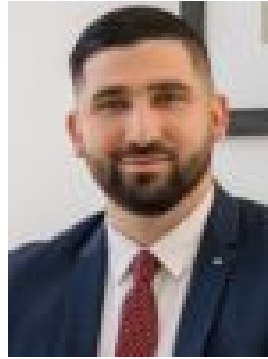
Parkings: 2

Area: 874 m2

Type: House



Jack Cailotto
0452227023



Aldo Ianni
0433644566

Forthcoming Auction

Tucked away at the end of an exclusive dress-circle cul-de-sac surrounded by prestigious high-end residences, is this double storey family home backing onto a lush expansive parkland reserve; offering supersized, well-designed living with versatile options and north-facing alfresco entertaining to cater for all occasions and all seasons in comfort and impeccable style. Custom-designed to facilitate the possibility of dual living for the extended family or work-from-home office/salon with a studio that has its own external access; this is very much a home for the modern family who appreciates quality, privacy, outlook, and space. Summary of features:

- Four bedrooms, ensuited master on ground floor
- Two bathrooms (Three toilets) and powder room, multiple living areas
- Well-equipped kitchen with stone benches, gas cooktop
- Light-filled enclosed sunroom with green outlook
- North-east facing paved alfresco entertaining terrace
- Cosy gazebo perfect for morning coffee or wine o'clock
- Formal lounge with attractive bay window at front
- Double lock-up garage with internal access to home & multipurpose studio
- Hardwood timber floors, split system air-conditioning
- Dual vanities, separate bath and shower in main bathroom
- Fan-shaped 893m³ with garden shed and room for a pool
- Manicured gardens & lawns, fenced & child/pet friendly
- No rear neighbours, privacy and outlook are protected
- Ample onsite parking for extra vehicles and visitors
- Well designed floor plan with excellent separation
- Pristine presentation inside & out, truly impressive
- Minutes to parks, transport, schools, sporting/leisure
- 15 minutes to Western Sydney Airport (opening 2026)

This is a luxury family home that caters for the needs of everyone across all age groups; light-filled, with an expansive verdant outlook that creates a sense of calm and peace; it is a property that is going to appeal to many buyers, particularly those seeking a capacious, elegant residence that offers the complete package. Disclaimer: The above information has been provided to us from the vendor. We cannot guarantee the accuracy of this information and as such the information provided is not a representation by us as to the accuracy of the statement. You should rely on your own enquiries and judgment to determine the accuracy of this information to satisfy yourself of the true position. Images are for illustrative purposes only and do not represent the final product or finishes or scale.