






**30 Portrush Crescent Luddenham NSW**

5  3  4 

**Price** : \$ 1,910,000

**Land Size** : 4002 sqm

**View** : <https://www.acreagesales.com.au/2804608>



**Edwin Borg**  
**0418236274**

Welcome To Twin Creeks, Please Start at Hole 3!

Backing onto hole 3 of Twin Creeks Golf Course, set on a level approx. 4002 sq. m (approx. 0.99 acre) block, this amazing architecturally designed home boasts all the luxuries you would come to expect from a pristine Twin Creeks property.

Purposely built to suit an extended family scenario, the residence offers 5 over-sized bedrooms including a second master bedroom with en-suite and large walk-in robe. The master suite with parents retreat, walk-in robe and luxurious en-suite is situated in privacy on the second level and offers a large balcony overlooking the block and the golf course, the perfect vantage point to relax and enjoy your very own slice of Twin Creeks.

The free flowing floor plan is highlighted by solid timber flooring, raked ceilings and direct golf course views. The formal entry, large main formal living room, casual dining, family room, media room and impressive rumpus room all combine to create an amazing open living environment around the stunning kitchen with stainless steel appliances. Glass bi-fold doors bring the outside in and lead directly onto the alfresco dining and decked entertaining area which overlook the solar heated in-ground swimming pool, the parklike yard (yes you will have kangaroos and deer that visit from time to time) and out to hole 3 and beyond.

#### Highlight Features:

- Architecturally designed home
- Separate media room
- 4 car garage with workshop area and rear roller door
- Ducted air-conditioning throughout the house with fans in all bedrooms
- Open gas fire place
- Master suite and parents retreat occupies all of upstairs and features stunning en-suite with fantastic views from the balcony to the golf course
- 3 full bathrooms (main has large spa bath, plus 2 additional baths with dual sinks plus guest toilet)
- Solar heated in-ground pool - private and beautifully landscaped
- Approx. 10,000 litre underground water tank and an approx. 5,000 litre above ground water tank
- Town water and sewer
- Smeg stainless steel kitchen appliances
- Photo intercom
- 2 Twin Creeks Country Club memberships with Community Title

Photo identification must be presented to the agent by all parties prior to inspections. All care has been taken in providing accurate information in this advertisement. However, prospect purchasers are to rely on their own enquiries.