



Uniting people with property... since 1986



6 Comargo Lane Luddenham NSW

5 3 3

Price : \$ 1,669,000

Land Size : 5349 sqm

View : <https://www.acreagesales.com.au/2882310>



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Under Instruction to Sell!

Presenting this stunning, architecturally designed single story residence built by Mc Donald Jones Homes and set on a beautiful approx. 5349 sq. m block. Featuring an expansive floor plan offering diverse living with a modern contemporary layout; this property is perfect for a large family wanting that superb acreage lifestyle.

Situated in the luxury Twin Creeks Golf & Country Club Estate with access to the restaurant, tennis court, resort style swimming pool and golf course.

More features include;

- Ultra-modern kitchen with 40mm stone bench top
- Large oven with 6 burner gas cooktop
- Walk-in pantry
- Butlers kitchen with wet bar
- Dining off kitchen and family area
- Plenty of living areas
- Home office
- Home media room
- Library/study
- Children's activity room
- Guest room
- 4 bedrooms with built-in wardrobes
- Large master bedroom with double door entry, walk-in wardrobe, en-suite and access to back alfresco area
- Double linen cupboard
- High ceilings throughout
- Ducted air-conditioning and ducted vacuum
- 3 modern bathrooms (awaiting your finishing touches)
- Powder room
- Alarm with video intercom
- Internal laundry and mud room with access to outside
- Large undercover entertainment area
- 3 car auto garage plus large workshop space with separate entry

Offering all of this and awaiting your final touches, and so much more, this property is one not to be missed.

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.



DO NOT SCALE DIMENSIONS, USE PROVIDED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS FROM TO THE COMPLETION OF ANY WORK. ALL DIMENSIONS TO BE REFERENCED TO THE DRAWING OFFICE.

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DRAWINGS		DRAWN	
1	SITE SKETCH	JP	2014/03/24
2	SITE SKETCH REVISED	JP	2014/03/31
3	SITE SKETCH REVISED	JP	2014/04/07
4	CT SKETCH	JP	2014/05/23
5			

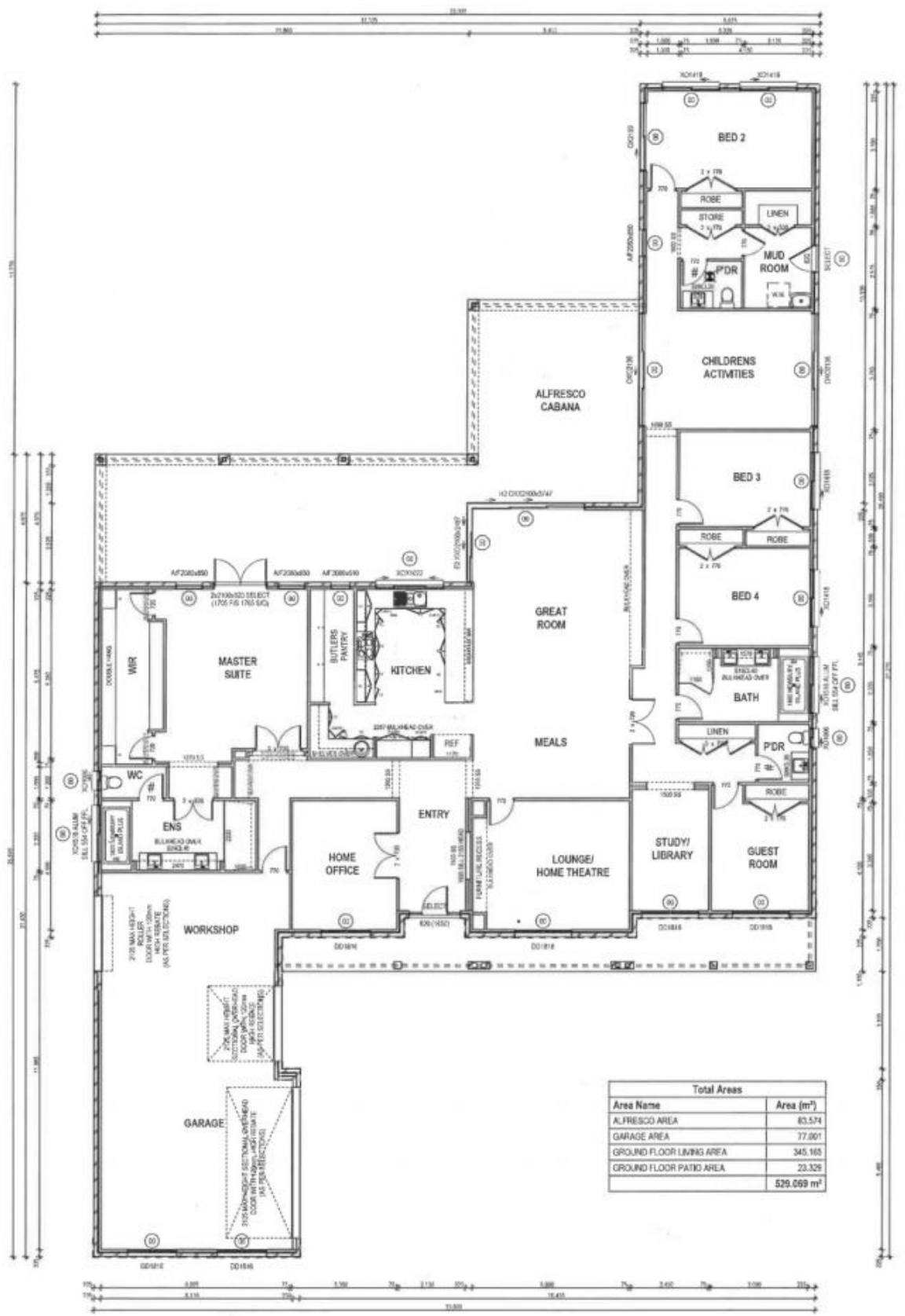
CLIENT		LOT NO	
MULLINEAUX/DAVEY	225		
CAMARRO LINE			
LUDDENHAM			

HOUSE DESIGN		DESIGN CODE	
BRONIE FARMHOUSE GRANDE MANOR	HERITAGE GRANGE		
FLOOR PLAN			

SCALE		SHEET NO	
1:125	1:1		
			2/2

APPROVALS	
CONTRACT	
COUNCIL	
CONSTRUCTION	

601675



Total Areas	
Area Name	Area (m ²)
ALFRESCO AREA	83.574
GARAGE AREA	77.001
GROUND FLOOR LIVING AREA	345.165
GROUND FLOOR PATIO AREA	23.325
TOTAL	529.069 m²