






## 18 Willoughby Circuit Grasmere NSW

4  3  5 

**Price** : \$ 1,570,000

**Land Size** : 4000 sqm

**View** : <https://www.acreagesales.com.au/3460342>



**Edwin Borg**  
0418236274



**Shane Brown**  
0246572166

### Builders Own Quality Home on 1 Elevated Acre

A rare offering to purchase a builders quality, owner built home with high levels of workmanship and attention to detail with a north-facing aspect. Situated on approx. 1 elevated and flood free acre (approx. 4000 sq.m), in the sought-after and desirable location that is Grasmere.

Properties like this are in great demand, requiring buyers to act quickly as these house proud vendors provide a unique opportunity to the market.

The owner builder prides himself on the quality design and solid construction of the home which is not often found in today's housing market. For example; all foundations peered to shale including adjustable peers, double hung windows with opposing windows for cross ventilation, just to name a few extra inclusions.

This property also showcases a great floor plan, is practical in design including thermostatic control roof ventilation maximising both cooling and heating reducing on going power bills.

#### Home Features:

- 4 large bedrooms all with built-in robes and internet provisions.
- A great study/home office with its own separate access from the home.
- Main bedroom includes large ensuite and walk-in wardrobe, with access to rear undercover veranda.
- Generous size formal lounge and dining room.
- Spacious games room with walk-in closet and bathroom.
- Well-appointed open plan chef's kitchen, with centre Island, approx. 40mm granite bench tops and a cleverly concealed TV with DVD adjoining a meals area and family room.
- Approx. 9 foot high ceilings throughout.
- Unique roof attic allowing for extra storage.
- Ducted air-conditioning and fans throughout the bedrooms and living areas.

#### External Features:

- Generous size, detached garage with adjoining covered breezeway to the home.
- Approx. 6m x 7m double Colorbond shed with power.
- Covered outdoor entertaining area with added awning.

Standout quality and professionally designed by builder on what I believe to be the best approx. 1 acre block in Grasmere. WARNING: Be quick on this one!

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.