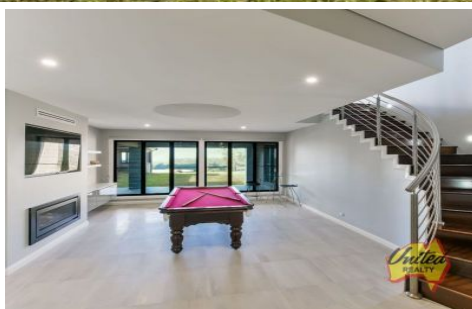







Uniting people with property... since 1986



12/247 Garlicks Range Road Orangeville NSW

5  **3**  **3** 

Land Size : 2.61 Acres

View : <https://www.acreagesales.com.au/4319761>



Edwin Borg
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Discover a grand executive family residence in an ultra-private pocket of Orangeville, which will surprise and please the most assiduous purchasers.

This approx. six-month-old designer home, with a stunning stone front façade, enjoys views all the way to the city on a clear day - watch New Year's Eve fireworks from Penrith to the city and Campbelltown from the upstairs balcony!

Step inside this home and experience everything grand - grand high ceilings, grand living spaces and so much more. The heart and soul of the home lies in the spacious, hi-end white kitchen with 100mm stone benchtops on the breakfast island, Blum soft close drawers, and a wall of all-white appliances - oven, microwave, integrated steamer/oven and coffee machine. A full butler's pantry with dual sinks, walk-in pantry and dishwasher is discretely tucked away from view. Flowing on from the kitchen is a spacious dining zone and relaxed lounge. Enjoy ultra-high recessed ceilings and a wall of windows capturing the rural surrounds. Beyond, is a grand media room with full bar and access to the rear of the property.

Central to the home is a relaxed rumpus/entertainment room with gas fireplace and access to the rear undercover alfresco. There are also four bedrooms located downstairs - two bedrooms with built-ins/walk-in robes, a main ultra-modern bathroom complete with giant spa bath, private shower recess and toilet nook, servicing these rooms. A fourth bedroom enjoys a walk-in robe and ensuite.

Completing downstairs is a hidden study space, plus over-sized laundry with additional bathroom facilities and access to the great outdoors.

Ascend to the "must-have" parents' retreat - complete with auto lighting - and find a spacious lounge with fireplace, large undercover balcony; plus over-sized master bedroom with integrated ensuite boasting dual vanities, luxurious free-standing bathtub and over-sized shower, with private walk-through his and hers robes.

Outside, enjoy the gently undulating approx. 2.61 acres (approx. 1.06 Ha) of your own land, with access to approx. 184 acres of community title land. A once-in-a-lifetime opportunity - secure and start living the dream today!

Other features include:

- Custom-design, built approx. 2017
- Triple garage, internal access
- Ducted air conditioning
- Ducted vacuum
- Security cameras
- Under stairs storage
- Laundry chute
- 3x hot water systems
- Approx. 110,000L water tank
- Side access
- Approx. 7km to The Oaks Village

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, prospective purchasers are to rely on their own enquiries.