



## 10 Long Bush Rise Cobbitty NSW

4  2  2 

**Price** : \$ 840,000

**Land Size** : 503.2 sqm

**View** : <https://www.acreagesales.com.au/4618714>



**Edwin Borg**  
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Meticulously presented and thoughtfully designed contemporary residence in Cobbitty's Arcadian Hills.

Set on an approx. 503.2 sq.m landscaped block, this four bedroom home boasts an oversized entrance with custom built front door, engineered Premium Oak timber flooring throughout the living zones, high ceilings, ducted air conditioning and a cool modern palette throughout.

Standout features of the home include a spacious media room and a simply stunning kitchen, dining and family zone with adjacent undercover tiled alfresco for the best of integrated indoor/outdoor living!

Highlights of the kitchen include a modern island with breakfast bar, Siemens appliances including two pyrolytic ovens and gas cooktop, a large walk-in pantry with sink, mail/IT nook, plus an oversized skylight with electric opening and rain sensor. Adjacent to the kitchen and family zones are dual stacker doors (with electric roller blinds) that open out to the undercover entertaining and private rear gardens. Back inside, benefit from the bonus of a gas log fireplace in the family room in winter.

All bedrooms in the home feature ceilings fans and mirrored built-ins, the master with a generous walk-in robe and ultra-modern ensuite. The other bedrooms are serviced by a stunning main bathroom featuring a custom vanity, frameless shower screen and freestanding bathtub. Completing this attractive home is a study with custom built storage. Located near Oran Park Podium and Narellan Town Centre, this home is set in an exclusive community that offers the ideal balance of convenience and a semi-rural location. Inspect today!

Other features include:

- 2 x car garage, internal access + storage
- Alarm, video intercom
- Security screens
- Plantation shutters to front bedrooms
- Laundry (custom joinery), external access
- 2 x gas wall outlets to tiled alfresco
- Ample storage
- Concrete driveway and paths
- Approx. 2.2 km to Macarthur Anglican School
- Approx. 2.7 km to Oran Park Anglican College
- Approx. 3 km to Oran Park Public School

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.