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**15 Yewens Circuit Grasmere NSW**

5 4 4

**Price** : \$ 1,700,000

**Land Size** : 1.2 Acres

**View** : <https://www.acreagesales.com.au/4707662>



**Edwin Borg**  
**0418236274**

Grand proportions, light-filled interiors, commanding views and exquisite finishes - this charismatic acreage residence offers an enviable entertainers' lifestyle - inspect today and start living the dream!

Showcasing magnificent approx. 3.5m high ceilings, exceptional generously proportioned living and dining zones, four queen sized bedrooms, dedicated study, stunning outdoor entertaining, ultra-private salt water inground pool, plus detached teen retreat, this home is located on a generous approx. 1.20 acre (approx. 4869 sq. m) parcel in sought-after Grasmere.

New owners will appreciate the space on offer - downstairs boasts a spacious formal light-filled living room, formal dining room, dedicated rumpus, plus a large family room leading out to generous undercover outdoor entertaining areas, and pool beyond.

The open style kitchen is one for the entertainer with Caesarstone benchtops, quality appliances and an abundance of preparation and storage space.

Three of the four bedrooms plus study are located downstairs. All bedrooms featuring plush carpets, large windows, ducted air conditioning and double built-ins (one with a walk-in robe). All are serviced by two full sized bathrooms featuring floor to ceiling tiles, Caesarstone vanities and sunken showers.

A wide, elegant staircase ascends from the foyer to the upper level of the home. Awash with light, this private space boasts a spacious living room, master bedroom, full ensuite with dual vanities, over-sized walk-in robe, plus private balcony with views over the inground pool and landscaped surrounds.

At the rear of the property, a bonus teen retreat/guest accommodation with bathroom facilities overlooking the pool, completes this thoroughly impressive and grand residence.

Book your inspection, bring the family and prepare to fall in love.

Other features include:

- Double garage, internal access
- Single garage, internal access
- Security alarm
- Ducted air-conditioning
- Gas heating
- Ornate cornices
- Over-sized linen
- Landscaped gardens & lawns
- Ample space for caravans/boats
- Approx. 4.4 km to Camden CBD

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.





FIRST FLOOR



GROUND FLOOR



## 15 Yewens Circuit, GRASMERE

Not to scale • All measurements are approximate • Drawn for marketing purposes only



<https://www.acreagesales.com.au>  
41 Wentworth Road, Bringelly NSW 2556

1/73 John Street, The Oaks NSW 2570  
3/23-29 Argyle Street, Camden NSW 2570