






30 Mooresfield Lane Ellis Lane NSW

5  **2**  **3** 

Price : Guiding \$2,900,000

Land Size : 7636 sqm

View : <https://www.acreagesales.com.au/7978674>



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United Realty welcome you to the prestigious and highly sought-after estate of Ellis Lane. 30 Mooresfield Lane presents a modern, Hilton home masterfully constructed by Jeff Matthews in 2013. This property offers the embodiment of luxurious living whilst being able to indulge in an acreage lifestyle, all while being conveniently close to Camden.

Upon entering through the electric gate, you're greeted by almost 2 acres (approx. 7,636 sq. m) of beautifully landscaped grounds, complete with front hedging and a welcoming front porch. The triple garage, with internal access and an expansive driveway with side access, ensures ample space for vehicles and recreational equipment. The home's position, backing onto the serene river, affords privacy and a tranquil vista that is truly unmatched.

Stepping inside, the elegance of tiled flooring, high ceilings, and a neutral colour palette creates an inviting atmosphere that flows throughout the home. The modern, open-plan kitchen and living area are the heart of the home, featuring an island benchtop with pendant lighting, electric appliances, and a large walk-in pantry. Large glass sliding doors not only accentuate the indoor-outdoor flow but also allow natural light to flood the interior spaces.

This home boasts a thoughtful layout, including a media room, study nook, and generous storage solutions like a walk-in linen cupboard. The bedroom quarters offer five carpeted bedrooms with built-ins, the master suite being a sanctuary of its own, featuring a double built-in robe, a walk-in robe, and an ensuite with his/hers vanity. The main bathroom exudes modernity with floor-to-ceiling tiles and a freestanding bath.

The outdoor entertaining area equipped with remote blinds overlooks the sparkling blue in-ground pool with a self-cleaning saltwater system. Pool area adorned by a modern cabana, enjoys views of the lush, gently sloped grassed backyard - a perfect playground for kids and pets.

With every detail carefully considered for luxury and convenience, including town water, a septic tank, ceiling fans throughout, and an alarm system, this home sets a new standard for sophisticated living in a location that offers both privacy and proximity to the best of Camden.

Other features:

- Garden shed
- Town water
- Septic system
- 3-phase power
- Ceiling fans throughout
- Downlights
- Alarm system
- Approx. 6 km to Camden CBD
- Council: Camden

* Please note that all webpage enquiries require a contact number AND an email address. Enquiries that do not have this information will not receive a response.

* 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.



30 Mooresfield Lane, Ellis Lane

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