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40 Hayters Lane Werombi NSW

4 2 3

Price : Auction
Land Size : 2 ha
View : <https://www.acreagesales.com.au/7980554>



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AUCTION: Saturday 11th May at 3:00pm ONSITE, unless sold prior.

United Realty are thrilled to welcome you to 40 Hayters Lane, where Hampton's meets French Provincial in this absolutely impeccable, newly-built home set on approx. 4.94 acres. Indulge in every square inch of luxury in this light-filled, four bedroom residence that includes exclusive fixtures and finishes and an abundance of space for the family.

With no expense spared, the bespoke kitchen crafted by Harrington Kitchens truly represents the epitome of the 'heart of the home' philosophy. Complete with Caesarstone benchtops, a classic farmhouse sink, double pantry and electric SMEG oven and built-in microwave. With a seamless, open-plan design; the kitchen, living and dining space offer the perfect fusion for day to day family life. There are multiple French doors leading out to the elevated outdoor decking, again offering a cohesive indoor/outdoor lifestyle.

Four bedrooms grace this luxury abode, three of which include built-in robes with feature barn doors. Prepare to be in awe of the master bedroom, offering a bespoke, hotel-like experience with sprawling walk-in robe and an ensuite bathroom with barn-door entry designed with luxury and comfort in mind. This ensuite is enormous and includes stunning heated floor tiles, huge walk-in shower, his/hers vanity, French bathtub and private toilet.

Both the formal living room and additional family room can be closed off with glass sliding doors for ultimate relaxation. There is a gas fireplace, plus a combustion fire adding warmth and comfort as well as aesthetic benefits to the living spaces throughout the home. Downstairs, a games room that can be used as a fourth bedroom is currently occupied by a pool-table is the cherry on top of this sensational home.

The elevated decking area has city views and provides the ultimate outdoor dining space which overlooks the sapphire-blue swimming pool of course complete with heating and high-quality glass panel fencing. In addition, four fenced paddocks with horse shelters and electric fencing, automatic water troughs and a 20 x 60 m Olympic-sized, all-weather dressage arena adds key benefits to those with horses or equine dreams.

This truly delightful home is one not to be missed. Enquire today.

Other highlight features:

- Triple garage with storage space
- Bathrooms with heated flooring
- Kitchen and all cabinetry by Harrington Kitchens
- Laundry with access outdoors
- 10 ft ceilings throughout
- Two large walk-in linen storage cupboards
- Outdoor speakers on deck area
- Provisions throughout the home for speakers to be installed
- Under-house lock-up storage
- Solar power
- Solar hot water
- Ducted air conditioning with smart-app technology
- Hardwood timber flooring throughout living areas, plush carpeting in bedrooms
- Approx. 100,000 L water tank
- New septic system
- Feature sandstone retaining blocks
- Wollondilly council
- Approx. 2.0 ha

* 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.



LOWER FLOOR

UPPER FLOOR



40 Hayters Lane, Werombi

Floor plans and site plans are for illustrative purposes only. They are not part of any legal document or title and are subject to errors, omission, and inaccuracies. Whilst every attempt has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, cupboards etc are approximate only.