



ARTIST'S IMPRESSION

8 REX STREET

BINGARA GORGE





ARTIST'S IMPRESSION



ARTIST'S IMPRESSION

5  2  2 

\$1,650,000

TURNKEY QUALITY INCLUSIONS:

**Land Size: 650.6m<sup>2</sup> House Size: 265.69m<sup>2</sup>**

Discover the ideal family sanctuary at 8 Rex Street, Ridgeline Bingara Gorge – a spacious and family- friendly 5-bedroom home that perfectly accommodates your growing family. This residence offers a plethora of living spaces, including a welcoming lounge room at the front of the house and an open plan living and dining area seamlessly connected to the kitchen.

This kitchen is a culinary enthusiast's dream, featuring a well-appointed design with a stylish island benchtop, a gas cooktop, an induction rangehood, and electric oven, a convenient walk-in pantry and ample cupboard storage for all your kitchen essentials.

The master bedroom is a peaceful retreat, boasting a modern ensuite equipped with his and her vanity, shower and a separate toilet. You'll also appreciate the generous walk-in wardrobe that ensures your wardrobe remains neatly organised. Relax and unwind in the main bathroom, a serene space with bathtub, shower, vanity and a separate toilet.

Each of the five spacious bedrooms exudes a light and airy ambience and offers exceptional storage. Bedrooms 2,3 and 4 feature built-in wardrobes, while bedroom 5 offers a walk-in wardrobe – perfect for a guest room. The ultimate playroom or study, this home features a separate living area between bedrooms 3 & 4 for the kids to enjoy!

Designed for practicality, this family home includes an internal laundry/mud room with ample storage and external access. It is conveniently located behind the double lock-up garage with internal access to the home.

Entertaining in style is effortless in this residence. You can gather under the covered alfresco area, accessed from the living area, creating the perfect setting for hosting family and friends. Meanwhile the landscaped yard and gardens offer a haven for kids to explore, allowing you to unwind and savour moments on the covered outdoor entertainment area. This home is not just a property; it's a place where cherished memories are made.

- 900mm SMEG rangehood, 5 burner gas cooktop and built-in oven.
- 40mm reconstituted stone benchtop with waterfall edge to kitchen.
- 20mm reconstituted stone splashback to kitchen.
- 20mm reconstituted stone benchtops to ensuite, main bathroom, laundry and butler's pantry.
- Actron dual zone ducted reverse cycle heating/cooling system.
- Engineered Oak timber flooring to ground floor living, dining & kitchen only.
- Built-in mirrored sliding storage.
- LED downlights throughout kitchen and bathroom areas.
- Frameless satin nickel shower screens to bathroom and ensuite.
- Sectional overhead Colorbond® garage door with auto-opener (2 handheld transmitters & 1 wall-mounted transmitter).
- Landscaping to front & rear yards, concrete driveway, letterbox and clothesline.

# GROUND FLOOR





- Beautiful views of Razorback Range and surrounding golf course
- Community facilities including tennis courts, swimming pools and gym
  - Future Country Club with dining and entertainment
  - Onsite primary school, childcare and medical centre
- Existing retail includes Woolworths Metro, BWS, Anytime Fitness, Medical Centre, Dentist, Bakery and more
- Future retail to include a full-line Coles Supermarket and 13 speciality stores
- 200 hectares of open space and 120 hectares of protected bushland
- Parks and playgrounds, picturesque waterways, walking and cycling trails
- 15km to Picton Town Centre, 30km to Campbelltown, 42km to Wollongong
  - Convenient connections to M5 and Hume Highway

