

GOLF COURSE FRONTING



ARTIST'S IMPRESSION

102 STRINGYBARK DRIVE

BINGARA GORGE





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4 2 2

\$1,900,000

TURNKEY QUALITY INCLUSIONS:

Land Size: 740.7m² House Size: 316.14m²

Welcome to this luxurious 4-bedroom home that offers the perfect blend of modern living and comfortable elegance. Located in a serene neighbourhood, this residence is a testament to exquisite design and meticulous attention to detail.

Upon entering the home, you are greeted by the light-filled entry foyer, which sets the tone for the rest of the home. The open plan living and dining area is a true focal point, boasting abundant natural light. This space is perfect for both intimate family dinners and entertaining guests, with its seamless connection to the covered alfresco areas with BBQ area, allowing for indoor-outdoor living.

The kitchen is a home cook's dream, featuring a gas cooktop, an induction rangehood, and electric oven, a butler's pantry, ample cupboard storage and central island bench for meal preparation and casual dining. Whether you're hosting a large dinner party or preparing a cosy family breakfast, this kitchen offers the perfect setting.

The home boasts four generously sized bedrooms, each with a built-in wardrobe. The master bedroom, complete with an ensuite bathroom with his and her vanity, shower and separate toilet, provides a serene retreat with plenty of privacy. The main bathroom, shared among the other bedrooms, is equally well-appointed, offering shower, bathtub, vanity and separate toilet.

A functional family home, this home also features a well-appointed internal laundry with exceptional storage, bench space and external access.

For those seeking entertainment options, this home does not disappoint. It features both a rumpus room and study nook each thoughtfully designed to accommodate your family. Whether it's a game night with friends or a cosy movie night with family, these spaces provide endless opportunities for relaxation and enjoyment.

To facilitate productivity and remote work, there's a separate office that's perfect for a home-based business, study, or as a creative workspace. It offers a quiet and dedicated environment for maximum concentration.

The outdoor living experience is enhanced by the covered alfresco area, a versatile space for hosting barbecues, lounging, or enjoying a morning coffee while admiring the beautiful, landscaped garden.

This 4 - bedroom home combines style, comfort and functionality, providing an ideal setting for family life and entertaining. With its open plan design and abundant living spaces, and modern amenities, it is a true masterpiece that embodies contemporary living at its finest.

- 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.
- Outdoor kitchen appliances include canopy rangehood and Beefeater Signature Proline Integrated Cooktop with LP conversion kit.
- 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

