



ARTIST'S IMPRESSION

16 THE IRONS DRIVE

BINGARA GORGE





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4 3.5 2

\$1,620,000

**TURNKEY QUALITY INCLUSIONS:**

## Land Size: 385.90m<sup>2</sup> House Size: 301.22m<sup>2</sup>

A perfect fusion of space, sophistication and functionality, this wonderfully generous two-storey home has been designed to accommodate large families with ease and privacy, with a carefully considered layout that encompasses a multitude of entertaining zones to use as your lifestyle requires.

A double-height entry foyer greets you, creating a dramatic sense of arrival, taking you through to the expansive family and dining space where you'll look forward to entertaining. It extends to a covered alfresco area for superb indoor/outdoor living, great for afternoon drinks and barbecues on those warm nights.

The welcoming focal point of the home is the impressive open-plan island kitchen, where you'll love putting your culinary skills to the test. It's appointed with a suite of quality finishes including a 900mm Smeg gas cooktop and built-in oven, 40mm CaesarStone benchtops and a large walk-in pantry where you can hide all of your appliances away for a clean, uncluttered look.

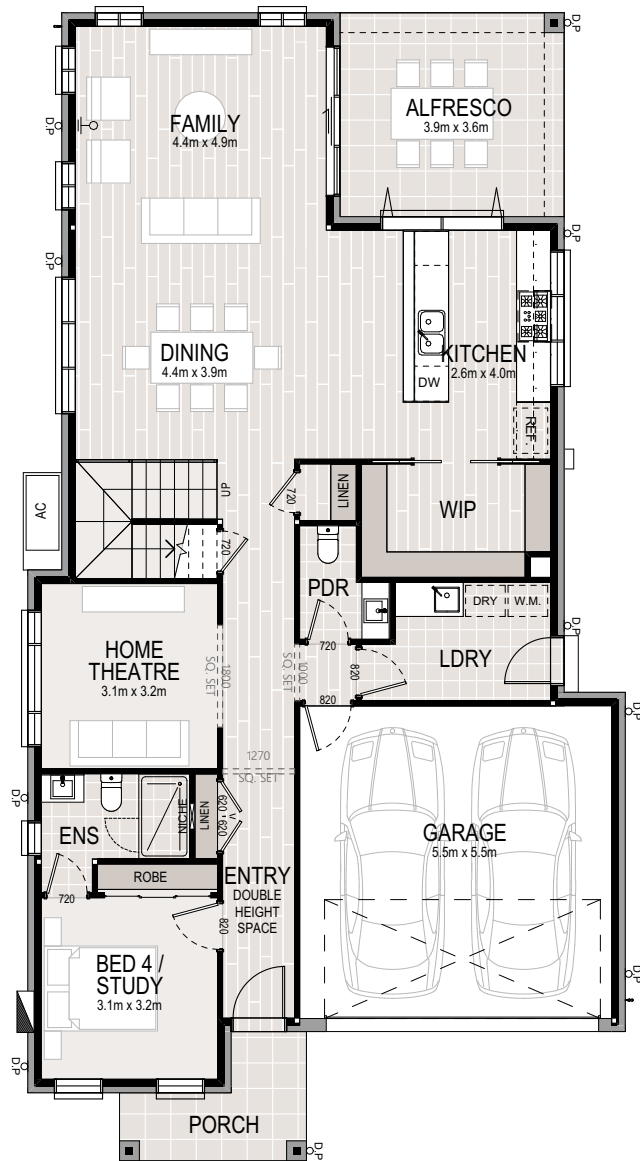
A rare luxury is the home theatre, a dedicated space where you can watch TV in privacy, while an upper-level multipurpose room presents a secluded escape for kids or adults.

Three of the four bedrooms are located on the upper floor, including a large parents' retreat complete with a stylish ensuite and spacious walk-in wardrobe.

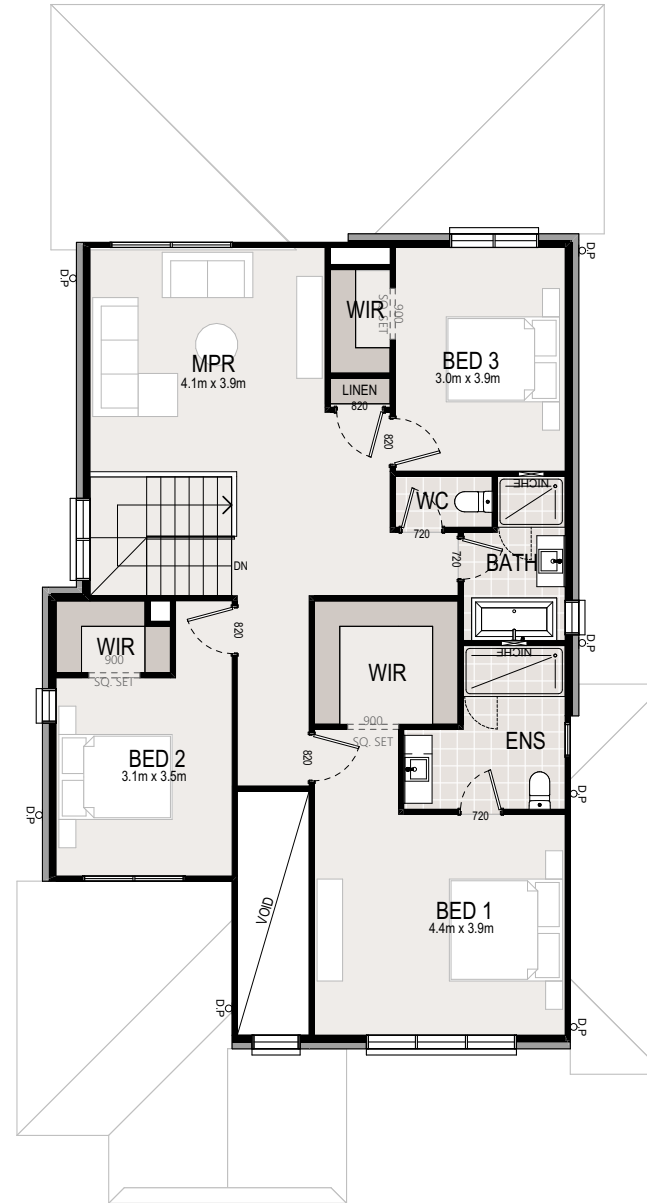
A host of contemporary inclusions make life enjoyable and effortless, from double auto garaging with internal access to zoned air-conditioning, a linen cupboard and ambient LED downlights, ensuring that 16 The Irons Drive is a residence that you and your family will look forward to coming home to.

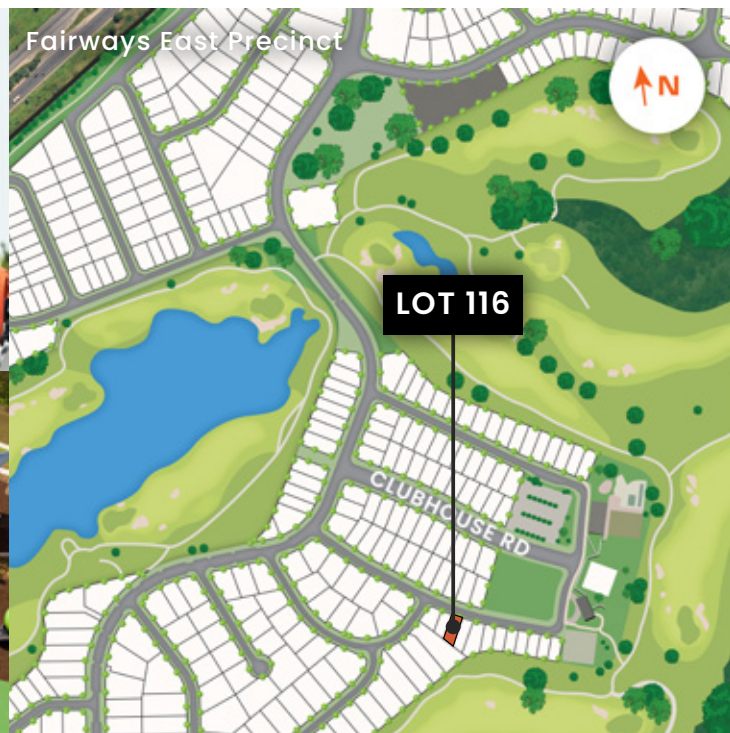
- Smeg 900mm 5 burner gas cooktop, 900mm Classic Thermoseal built-in oven and 900mm undermount rangehood.
- 40mm CaesarStone benchtops with waterfall edge in kitchen.
- Actron dual-zone ducted reverse-cycle heating/cooling system.
- Engineered oak timber flooring to ground floor living, dining and kitchen.
- Built-in mirrored sliding wardrobes in bedrooms.
- LED downlights throughout kitchen, pantry and bathroom areas.
- Frameless shower screens to bathroom and ensuite.
- Tiled covered alfresco area.
- Sectional overhead Colorbond garage door with auto-opener (2 handheld transmitters and 1 wall-mounted transmitter).
- Landscaping to front and rear yards, concrete driveway, letterbox and clothesline.

## GROUND FLOOR



## FIRST 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

