



ARTIST'S IMPRESSION

46 KARKANAH STREET

BINGARA GORGE





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4  2.5  2 

\$1,650,000

TURNKEY QUALITY INCLUSIONS:

## Land Size: 592m<sup>2</sup> House Size: 254m<sup>2</sup>

Meticulously created with family life in mind, this spacious four-bedroom home exudes modern sophistication and offers a wonderfully flexible living environment. Bathed in light, the expansive, fluid entertaining area sets the scene for family gatherings or hosting friends, enhanced by beautiful engineered oak floorboards that add an elegant touch. It opens directly to the covered alfresco area, making indoor/outdoor entertaining effortless, whether you're enjoying a barbeque or watching the kids at play.

A generous separate media room is designed to be used for anything your family dynamic requires, from a rumpus area to a home office, giving you ultimate versatility and ample room for children or parents to enjoy some private space.

The focal point of the home is undoubtedly the deluxe gourmet kitchen, appointed to superb contemporary standards. A breakfast island provides abundant room for food preparation or casual dining while a butler's pantry cleverly conceals all of your electrical items to create clean, uncluttered spaces. A suite of state-of-the-art Smeg appliances elevates your culinary experience, including a 900mm 5 burner gas cooktop and Classic Thermoseal built-in oven.

The four bedrooms are secluded from the living space, with three featuring mirrored built-in wardrobes. The master suite is a showstopper, with its own walk-in wardrobe and private ensuite for your enjoyment. Along with a stylish main bathroom with a separate bath and shower, there is an additional powder room for convenient use by guests.

Everything you need for effortless contemporary living has been thought of, from the abundant storage space to the reverse-cycle air conditioning and double garage complete with easy internal access. Stylish, functional, secure and wonderfully comfortable, this is a residence that you'll adore 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.





- 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

