



MARQUEE

Real Estate

PROPERTY FEATURES

- **Grand Proportions:** This 420sqm residence offers unparalleled luxury and comfort.
- **Sunlit North-Facing Rear Aspect:** The 671sqm lot features a bright, inviting north-facing rear aspect.
- **Exquisite Architectural Details:** High ceilings and ornate details throughout the home exude sophistication.
- **Expansive Private North-East Facing Yard:** Approximately 9m x 14m sunlit yard ideal for relaxation and entertainment.
- **Luxurious Heated Mineral Swimming Pool:** Enjoy a heated mineral pool with natural stone surrounds and LED lighting.
- **Enormous Alfresco Area:** An alfresco area overlooking the pool with twin outdoor fans.
- **Gourmet Outdoor Kitchen:** Features a sintered stone benchtop, Beefeater Proline BBQ, cooktop, rangehood, and bar fridge.
- **Granite Cobblestone Driveway:** Elegant Royal White Granite driveway with manicured hedges and garden lighting.
- **Meticulously Landscaped Gardens:** Low-maintenance gardens with automated lighting and irrigation.
- **Ground Floor Guest Bedroom:** Spacious guest bedroom with built-in cabinetry and two-way ensuite.
- **Expansive Garage with Breezeway:** Oversized garage with drive-through, workshop, hex LED lighting, and Tesla charger.

- **Spacious Mud Room:** Custom joinery, seating, and ambient LED lighting for organisation.
- **Lavish Master Walk-In Wardrobe:** Includes marble makeup desk, custom joinery, and ambient LED lighting.
- **Custom Built-In Media Cabinetry:** Enhances organisation and style in media and family rooms.
- **Elegant Study with Custom Joinery:** Features custom joinery and Pandora marble benchtops.
- **Premium Laundry Room:** Includes laundry chute, Florentine Walnut cabinetry, and sintered stone benchtops.
- **Neolith Sintered Stone:** splashbacks, benchtops with shark nose finish
- **Grand Kitchen Design:** Features Florentine Walnut finishes, stone benchtops, and a pot filler.
- **Gourmet Miele Appliance Package:** Includes gas cooking, double oven, warming drawer, espresso machine, and dishwasher.
- **Schweigen Silent Rangehood:** Provides silent, powerful ventilation.
- **Deluxe Butler's Pantry:** Includes a walk-in pantry and second sink.
- **Bespoke Wine Cellar:** Features custom racks, LED lighting, travertine floor, and quartz feature wall.
- **Escea Gas Fireplace:** Cozy gas fireplace with a custom mantle.
- **Actron Ducted Air Conditioning:** Individual zones and Wi-Fi control for personalised climate.
- **Opulent Underfloor Heating:** Bathrooms feature

- underfloor heating and elegant shower screens.
- **Exquisite Natural Stone Finishes:** Includes marble, granite, quartz, and travertine.
- **Premium Flooring and Wall Finishes:** Luxurious tiles and Moroccan-inspired Berber carpet.
- **Elegant Timber Staircase:** Crafted from Victorian Ash with wrought iron and glass accents.
- **Bespoke Chandeliers and Light Fixtures:** Custom chandeliers with imported crystal, rose gold, and bronze trim.
- **Elegant Window Treatments:** Includes curtains, sheers, and Roman blinds.
- **Bespoke Front Entry Door:** Custom-made with wrought iron and glass panels.
- **Artisan Door Hardware:** Features bronze hardware, levers, and fittings.
- **Premium Exterior Rendering:** Rockcote Sandcote acrylic render with a glitter effect.
- **Advanced Security and Home Automation:** Includes CCTV, keyless entry, alarm system, gates, intercom, and irrigation.
- **Cutting-Edge Solar Panel:** Watt Sunpower Maxeon system with a 40-year warranty.
- **Enhanced Soundproofing:** Soundproof batts between floors.
- **Outdoor Entertainment System:** State-of-the-art sound system with Wi-Fi control.
- **Immersive Media Experience:** Media room with Atmos speaker pre-wiring and ambient LED lighting.

INSPECTION: 11:00am - 11:45am Saturday & Sunday or View by Appointment

AUCTION: On-site Saturday 22nd June 12pm, open from 11am (Agents Interest)

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