



8 Woodlot Place, BATEHAVEN, NSW

AN ABSOLUTE DELIGHT IN TALLWOOD

The phone enquiry code for this property is - 4157

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Offers welcome

This sensational contemporary house has been built with attention to detail in both the design and build by the current owners. The steel frame and Hebel construction is perfectly suited to the environment. This impressive home will provide you with a wonderful lifestyle for years to come.

Price: \$1,750,000 - \$1,850,000

Price Amendments:

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Everything in this wonderful house is spacious from the entry and hallway into the light filled spacious living area that flows seamlessly to the north facing covered deck perfect for entertaining and relaxing. This immaculate and modern home is only 3 years old and was built by the current owners with such attention to detail that it is both beautiful and functional. Located in the beautiful Tallwood Estate in Batehaven, it has the benefit of space while still being conveniently close to town. Built on just over 3 acres it is surrounded by established, manicured gardens with side access to the rear of the property. The extra wide timber entrance door features a glass panel with eucalypt leaf, paying homage to its native bushland surroundings. Formal lounge room flows off from the spacious entrance and enjoys plantation shutters to the main windows.

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A spacious, galley style kitchen is the central hub of the home and features a quality Caesarstone bench with large breakfast bar. Smeg appliances, including 900mm gas cooktop, soft close doors and drawers and ample storage. Direct access from the extra-large double garage into the kitchen makes unpacking groceries easy. Adjacent the kitchen is a large walk in pantry with space for all your kitchen appliances at bench height, as well as a huge extra sink for cleaning those larger pans. The laundry is a dream with tons of storage and space, hanging racks and a Robinhood ironing system ? the owners have really thought of everything to make for functional everyday living.

NOTES: _____

Cathedral style ceilings give the spacious open plan living, dining and kitchen an airy feel, and chandeliers bring the space together. High feature windows are tinted to prevent extra height and glare. A Heat Charm wood fire takes pride of place and heats the home while ceiling fans and air-conditioning keep the home cool in summer. 2.7metre-high ceilings and wide hallways make this home

