



22 Timaru Road Terrey Hills, NSW

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Something Special - Inspiring family entertainer with spectacular National Park Panorama

- Outstanding street appeal with landscaped gardens, custom lighting, sandstone retaining walls and travertine pathway and entry
- Expansive open concept living/dining and kitchen with raked ceiling, statement wood-burning fireplace with sandstone surround and custom joinery
- Impressive entertainers' kitchen with stone benchtops, appliance cupboard and high-end appliances including Gaggenau ovens, Miele integrated dishwasher, Vintec wine fridge and induction cooktop plus gas wok burner
- All fresco entertaining terrace with automated all-seasons pergola, ceiling heater and frameless glass balustrades
- Luxe master suite with private balcony with bushland views, built-in robes and oversized ensuite with freestanding bath, double shower and his 'n' hers vanity
- Two additional double bedrooms upstairs, both with built-in robes and ceiling fans; shared family bathroom with terrazzo floor and timber vanity
- Master-sized fourth/guest bedroom with built-in robes and sliding door access to terrace and backyard
- Ducted air conditioning to bedrooms

Price: Auction Guide \$3,700,000
Council Rates: \$491.00 p/q
Water Rates: \$173.00 p/q



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STONE



Entry Level

Lower Level

Upper Level

Internal Living: 295 sqm
External Living: 109 sqm
Total Living Area: 400 sqm



The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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