



4 Rutar Place ABBOTSBURY, NSW

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### Lavishly proportioned for ultimate family comfort

Enviably set in one of Abbotsbury's most prized cul-de-sacs, this master-built residence exudes grand sophistication and immaculate gardens. It reveals an appealing facade, lavish proportions and a selection of living areas for ultimate family comfort.

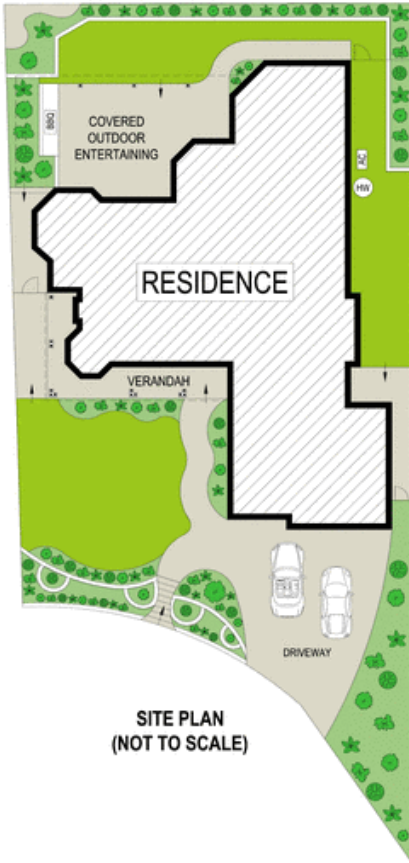
- Oversized formal lounge with gas fireplace and formal dining room
- Widespread casual living areas include meals and family room
- Billiard/games room with gas fireplace and alfresco access
- Built-in barbecue area under gable shelter, lowcare grounds
- Family size timber kitchen; dishwasher and 900mm gas cooktop
- Robe appointed bedrooms, teen retreat. Study or fifth bedroom
- Huge master suite with corner bath ensuite, volumes of robe space
- Guest powder room, ducted air conditioning

**Price:**

Price guide over \$1,000,000

**Stone Real Estate**

02 9824 1100  
**Liverpool**



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

4 Rutar Place, Abbotsbury

**McGrath**