

# 31 Blue Ridge Drive, White Rock, NSW, 2795

## House For Sale

Wednesday, 11 December 2024

31 Blue Ridge Drive, White Rock, NSW, 2795

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 12**

**Type: House**



David Chapman

## AN ACRE OF SOPHISTICATED PRIVACY

Being offered for the very first time is this truly amazing executive-style family home, positioned perfectly at the end of a quiet cul-de-sac in the highly desirable Blue Ridge Estate.

In addition to the beautifully designed and built four-bedroom home, you will be amazed by the expansive shedding infrastructure, capable of housing up to twelve vehicles (depending upon size variations).

Immaculate lawns and hedges punctuate this flawless property which offers more than an acre of sophisticated privacy on the fringe of the township of Bathurst.

Property features include:

- Spacious open-plan living/dining/kitchen at the heart of the home.
- Elegant entertainer's kitchen features island bench with breakfast bar, Bosch stainless steel dishwasher, 900mm Ariston stainless steel oven with gas cooktop and generous walk-through pantry with office-nook.
- Formal separate lounge room with french door access.
- Separate rumpus room with french door entry at the rear overlooks the backyard and has direct access to the elevated entertaining deck.
- Master bedroom features plantation shutters, generous ensuite with dual basins and walk-in robe.
- Three additional double bedrooms with plantation shutters and built-in robes.
- Main bathroom features dual basins, shower, bath, built-in linen cupboard and separate toilet.
- Zoned ducted heating & cooling throughout.
- Zoned underfloor heating to all tiled areas.
- Insulation to all internal walls.
- Undercover alfresco area with glass louvre blinds, gas bayonet fitting and ceiling fan.
- Additional tiled entertaining area large enough to accommodate a generous marquee for formal gatherings.
- Handy under-house storage area with custom-built storage solutions; ideal for housing outdoor furniture items and ready-made to accommodate pool plumbing if desired.
- Triple garage with automatic roller doors and internal access.
- Two adjoining sheds; front shed 15m x 9m and rear shed 11m x 10m (4.5m high-clearance) feature car hoist, three-phase power, mezzanine, kitchenette and bathroom.
- Car accommodation for 12 vehicles.
- 2 x 23,000L water tanks (rainwater + bore water)
- 8kW rooftop solar.
- In-ground irrigation system front and back.
- Immaculately manicured lawns, hedges and gardens throughout.
- Fully enclosed yards with side gates enclosing the backyard as well as gates at the entry to the property.
- Sensor lights surrounding the exterior of the property.

Call David to schedule an inspection.