

**33 The Lanes, Kirkham, NSW, 2570**

**House For Sale**

Friday, 1 November 2024

33 The Lanes, Kirkham, NSW, 2570

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 3**

**Type: House**



Max Johnston

## **Your Dream Home Awaits!**

Nestled in a perfect location, this charming yet practical home is a true paradise boasting modern touches throughout. With a picturesque reserve in front and a beautiful lake behind, you'll enjoy serene views and a beautifully landscaped environment.

As you step inside, you'll find a spacious entryway. On the right, the children's wing includes three cozy bedrooms, all with ceiling fans with built-in robes and one with a walk-in robe. To the left, you'll find the 5th bedroom/study, the main bathroom featuring a corner bath and a separate toilet, as well as the luxurious main suite includes a his and hers walk-in robe and ensuite.

The open-plan living area, featuring raked ceilings and a wood fireplace, flows seamlessly into the outdoor alfresco and two additional living spaces, creating the perfect setting for family gatherings and entertaining. For movie nights, the media/games room, complete with a projector, offers an ideal space for immersive cinematic experiences at home. The family and dining flows off the well-equipped country Hamptons-style kitchen with a butler's nook, electric stovetop, oven, grill, and a Bosch dishwasher.

Step outside to your entertainment oasis! The outdoor pergola invites alfresco dining, while the saltwater, heated pool boasts a stunning waterfall for a touch of luxury. You can unwind in the outdoor spa, all while enjoying breathtaking water views and sights of the lake and tennis courts. With ample side access, there's plenty of room for outdoor activities.

Additional features of this exquisite home includes a conveniently located full bathroom for your guests, high ceilings, laundry with ample storage and external access, sheer blinds, ducted vacuum, ducted air conditioning, LED downlights throughout, and an abundance of natural light. Security cameras provide peace of mind, making this home a safe haven for you and your loved ones.

Located only a short distance from Camden and Narellan, this property is sure to tick all the boxes.

Don't miss the opportunity to make 33 The Lanes your new home! Contact Max Johnston on 0414 159 114.

\*\* We have, in preparing this document, used our best endeavours to ensure that the information contained herein is true and accurate to the best of our knowledge. Prospective purchasers should make their own enquiries to verify the above information.