

9 Ashbrook Drive, Catherine Field, NSW, 2557



House For Sale

Wednesday, 15 January 2025

9 Ashbrook Drive, Catherine Field, NSW, 2557

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Type: House

Ultimate Luxury In Catherine Field

Welcome to this exceptional residence, where luxury and comfort are intricately woven into every aspect of the design. As you step through the grand entrance, you'll be captivated by the seamless blend of elegance and functionality. The expansive interiors provide spacious living areas, ideal for both relaxation and entertainment. The chef's kitchen and opulent master suite with a private ensuite offer the ultimate in luxury. With generously sized bedrooms, a dedicated entertainment area, a double garage, and a serene outdoor oasis, this home is a true gem, ready to meet all your lifestyle needs.

This remarkable property boasts outstanding structural integrity, anchored by a concrete suspended slab foundation. The commercial-grade, double-glazed Low-E windows ensure excellent thermal regulation, maintaining a cozy interior during winter and a cool atmosphere in summer. The ground floor's concrete slab provides a robust and versatile base, underscoring the thoughtful construction and making this property a sound investment for those seeking durability and comfort.

A perfect blend of modern elegance and practical design, this newly completed five-bedroom home offers a lifestyle of sophistication and comfort. The home features a thoughtfully designed layout with 2.7m ceilings, high-quality finishes, and seamless indoor-outdoor living. The five generously proportioned bedrooms include a luxurious master suite with a walk-in robe and ensuite. The additional upstairs bedrooms come with walk-in and built-in robes, complemented by a spacious sitting area, creating a serene retreat for relaxation.

The residence includes three sleek, modern bathrooms, with the master ensuite showcasing premium fixtures. All bathrooms are adorned with Italian-style 1200x600 floor-to-ceiling tiles and high-end fittings, marrying functionality with luxury. The master bedroom stands out with its walk-in robe, dual-sink ensuite, frameless glass shower, and private balcony, perfect for enjoying morning coffees or unwinding in the evening.

At the heart of the home is a gourmet kitchen, a true delight for any chef. It is equipped with two 60cm Westinghouse multifunction ovens, a 90cm 5-zone induction gas cooktop and rangehood, and a 60cm induction electric cooktop with an integrated rangehood in the butler's pantry. Black granite sinks in both the kitchen and walk-in pantry complement the 40mm Special Edition Supernova New stone used throughout the island bar, kitchen, splashback, butler's pantry, and laundry. The large island bench serves as a welcoming space for family and guests, while the integrated pantry ensures style meets functionality.

The open-plan living and dining areas are bathed in natural light, thanks to floor-to-ceiling windows that overlook the beautifully landscaped garden and inground pool. These spaces are designed for both aesthetics and comfort, inviting relaxation and fostering connections, making them perfect for entertaining. The living room features a custom-built TV unit with natural stone accents, battens, and a smart built-in fireplace, creating a cozy and luxurious ambiance.

The alfresco area is equipped with a built-in 6-burner gas BBQ, four ceiling speakers, two outdoor ceiling heaters, an inground swimming pool with a separate outdoor toilet, and a decked area for relaxation while the kids enjoy the pool. Overlooking the sparkling pool, this outdoor retreat is ideal for summer gatherings or quiet evenings, offering a perfect blend of luxury and low-maintenance living.

Additional features include:

- Custom wine cellar with storage for up to 60 bottles
- 50mm white stone + splashback in the outdoor BBQ area
- 20mm natural limestone across the porch, outdoor, and pool entertainment area
- Outdoor separate toilet with sink/basin and storage space for pool equipment and kids' toys
- Natural stone entry feature wall
- Italian-style 1200x600 tiles throughout the ground floor and all bathrooms (floor-to-ceiling)

- 20mm white stone staircase
- Two studies for working from home or gaming
- Commercial double-glazed, thermal-breaking, Low-E windows
- Bosch alarm system
- Micron CCTV 6-camera security system
- Merlin operating garage system
- Daikin ducted air conditioning system with multi-zoning and smart app control
- 2.7m height ceilings on both floors with P50 shadow line throughout
- Unique two-faced facade on a beautiful corner block with custom-made curves
- Side access for jet ski/trailer etc.

This meticulously designed contemporary home is a masterpiece of form and function, perfectly positioned in the prestigious Catherine Park Estate. Built without compromise, this home offers a tranquil retreat with modern amenities and thoughtful design, making it an ideal choice for discerning buyers.

This home is truly one of a kind. We look forward to welcoming you to an open home at 9 Ashbrook Drive, Catherine Field.

Disclaimer:

All information contained herein is gathered from sources we believe to be reliable, we cannot guarantee accuracy. Any interested parties should rely on their own enquiries.