

SOLD



26 Maidstone Cres, Peregrine Springs



This GEM needs to be seen to be believed

Full property description still to come although **FEATURES AT A GLANCE**

The house has the following general features:

Beautiful large format porcelain tiling

Zoned ducted air conditioning

On demand gas hot water

2.6m high ceilings

Thoughtful, functional layout with oversized rooms and hallways

LED downlights throughout

High quality, professionally installed, feature wallpaper throughout

High quality Dorf Jovian tapware throughout

Ceiling speakers to dining, family and sunroom, wired to central point

Ceiling fans throughout

1.5kW solar power

"Smart" floor wastes to all wet areas

Extensive storage throughout

Steel frame construction

Quality Metricon home, with custom designed floor plan

Well kept and in great condition - fastidious owners

One of the highest points in Peregrine Springs

North East aspect

Quiet street, majority owner occupied

Adjacent park with abundant bird life

🏠 4 🚗 3 🚗 2 📏 872 m2

**Price**

SOLD for  
\$1,025,000

**Property  
Type**

Residential

**Property ID**

14

**Land Area**

872 m2

**Agent Details**

Ross Bauer - 0418 712 600

**Office Details**

RB Properties  
0418 712 600



Extremely private and extensive yard

## **OUTSIDE**

782m2 block (backs onto two houses)

Front garden bed with feature wall (travertine inset tiling) and LED lighting on automatic timer

Private front courtyard with timber deck, able to be closed off (lockable gates)

Large portico with built in seating and quality feature tiling

Extensive outdoor lighting, including fence lights (on automatic timer) and spotlights to full perimeter

Heated pool with feature fountains + heated spa (fibreglass - Narellan Pools), lights switchable from inside the house

Custom built powder coated aluminium pool pump housing

Semi frameless glass pool fencing

Quality travertine pavers to pool area

Custom built gazebo with fan, LED lighting, electrical outlets and outdoor roller blinds

Built in BBQ plumbed to main gas with alfresco bar area and servery window with high quality retractable blind

Bed 1 courtyard, accessible via glass doors with stainless steel barrier security screens

Fully concreted service area with room for boat + caravan

Established landscaping throughout with quality "Sapphire" buffalo grass

Two quality sheds with house matching powdercoat

Multiple living areas to outside

Powder coated aluminium gates

Solid split face block retaining wall (core filled with cement stabilised gravel)

Quality lapped and capped privacy fencing with feature screens to pool area

Full width driveway, able to accommodate two cars

Concrete paths to full perimeter of house

Intercom doorbell with camera

Powder coated aluminium bin screens

Extensive drainage

Multiple outdoor power points (four) and hose points (four)

## **INSIDE**

Large entry with feature chandelier and boxed ceiling perimeter

Oversized hallway from front of house with opportunity for art display

Dedicated home theatre pre-wired with high quality black out curtains and dimmable lighting

Great separation of master bedroom from other bedrooms

High quality double curtains and feature mirrored display nook to bed 1

Large ensuite with double shower with recessed large shelf and double vanity with stone benchtop

Floor to ceiling porcelain tiles and large mirrored medicine cabinet to ensuite

Huge walk in robe/dressing room to master, including window

Separate powder room with vanity with stone benchtop

Separate broomcloset with power for cordless vacuum charging

Feature chandelier with dimmer to oversized dining  
Modern kitchen with 30mm stone benches, hidden bin and under cabinet lighting  
900mm electric oven, touch operated glass cooktop and hidden rangehood  
Oversized kitchen island with waterfall edges and undermount sinks  
Generous fridge space with wine storage above  
Butler's pantry with undermount sink and 30mm stone benchtop  
Butler's pantry has space for bar fridge or second dishwasher (already plumbed in)  
Through access from kitchen to garage via Butler's pantry and laundry  
Large laundry with built ins/storage/hanging space  
Separate guest wing with three large bedrooms, all with mirrored built ins and security screens  
Porcelain tiles and stone benchtops to bathroom  
Frameless glass and inset shelf to shower, and large bathtub to bathroom  
Separate toilet to guest wing  
Separate living room off kitchen, with wall mount for TV including internal wiring  
Separate large rumpus with picture windows and built in storage/seating  
Built in large sunroom with gas fireplace and beautiful large format feature porcelain tiling  
Sunroom is able to be closed off from the rest of the house via glass stacker doors  
Sunroom has glass stacker doors with security screens leading out to pool area, and high quality double curtains  
Sunroom has dimmable lighting, built in storage and wall mount and outlets for TV  
Drive through garage with tall (2400) garage doors and work/storage nook

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