



149 Booralie Road, DUFFYS FOREST FOR SALE



Brand new luxury escape adjoining national parkland

Available for viewing by appointment

Bordered by national parkland on two sides with expansive bushland vistas at every turn, this brand new residence has left nothing undone in pursuit of providing the ultimate next-to-nature lifestyle estate. A harmonious fusion of country-homestead ambience and streamline contemporary design aesthetics, the residence radiates around a designer chef's kitchen and expansive open floor living and entertaining area that flows to covered entertainers' decks and a sparkling infinity mineral pool. Nestled at the end of a cul-de-sac on 5 acres of rolling lawns nudging the Ku-ring-gai Chase National Park, its sublime setting is only moments from schools, village shops and beaches and 30 minutes from Sydney's CBD.

Built from the ground-up, designed to a grand scale and fitted with every conceivable luxury, the residence is accessed via a brick paved portico to an entrance foyer with an adjoining home office fitted with two workstations, library and storage cabinetry.

Entertaining is always a spectacular affair in the extensive living and dining area that is warmed by a gas log fireplace and housed under soaring 3.3 metre ceilings with floor-to ceiling windows framing endless bushland vistas and opening via sliding doors to two Cathedral Limestone tiled entertainers' decks placed either side of the pool.

The real showstopper is the no-expenses-spared, country-style designer kitchen. Focused around a giant Carrara marble entertainers' island and complete with a full butler's pantry, it features a Falcon gas stove with twin ovens, two integrated Neff dishwashers, double fridge space, microwave/convection combi-oven, deep porcelain sink and solid timber dovetailed drawers.

There's a media room on the entry level plus a family room upstairs, four king-sized bedrooms all with ensuites, built-in wardrobes, ceiling fans and including a palatial main with glamour walk-in robe/dressing room and a balcony with extensive bushland views.

The bathrooms are styled with modern country themes and fitted with heated towel rails, there's two standalone baths (main has bushland views), a guest powder room plus a giant family-size laundry with custom cabinetry, island bench and hanging racks.



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Additional features include an automatic double lock-up garage with internal access plus off-street parking, drive-in basement machinery shed/storeroom, sunny north verandah, customised outdoor setting with a fire-pit, volumes of storage space, American oak timber flooring, ducted air conditioning and gas heating outlets.

Enveloped by terraced lawns and landscaped gardens where kangaroos graze and the native birdlife flock and play, it affords a blissful sense of sanctuary and a lifestyle experience simply beyond compare.

Features

Balcony
Deck
Inground Pool

Land size

21,900.00 Sqm



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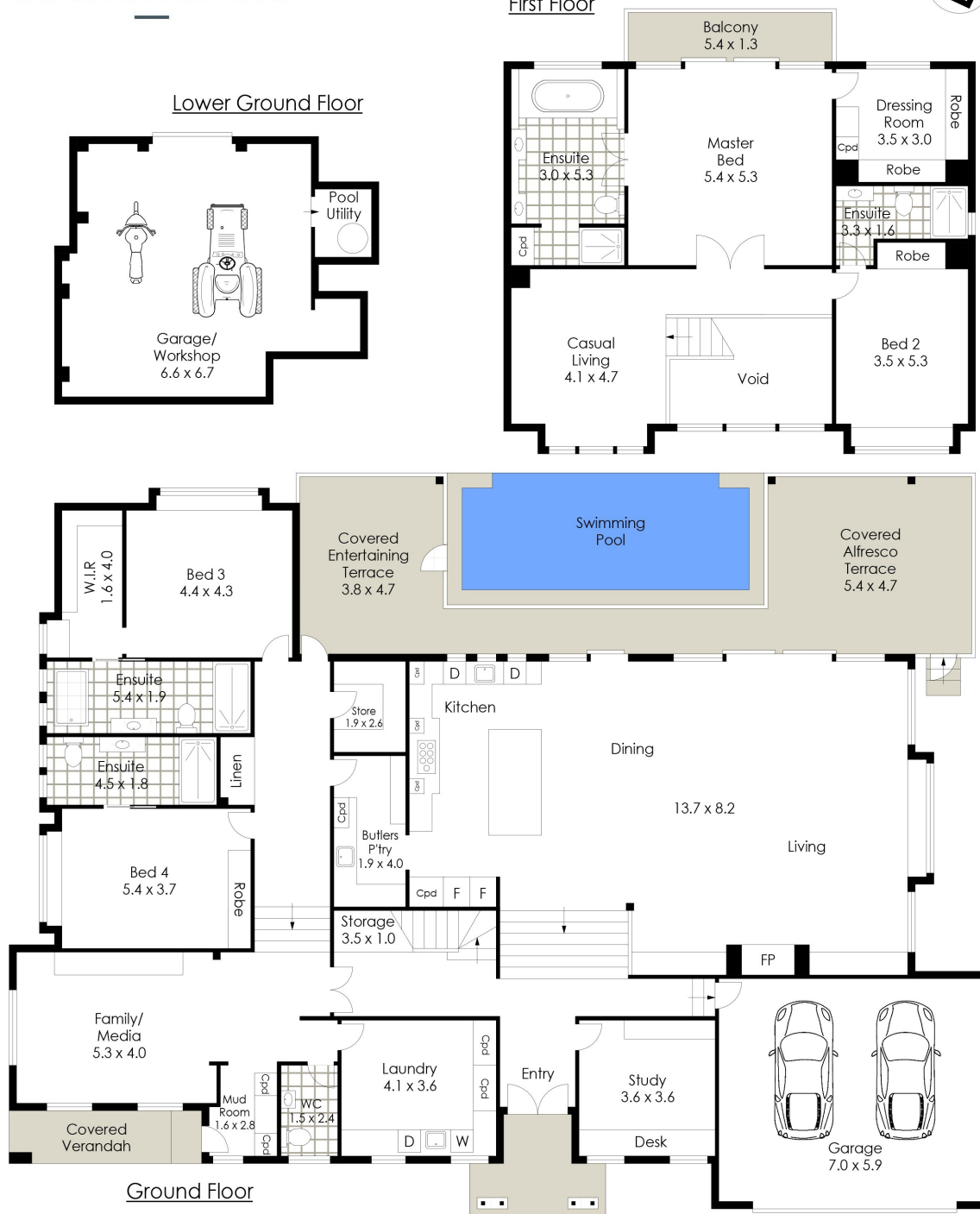
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SYDNEY
COUNTRY LIVING



First Floor

Lower Ground Floor



Disclaimer: Sydney Floor Plans A.B.N. 80 952 665 571 mob. 0402073101
This plan serves only as a guide for marketing purposes. 05/21
Dimensions are approximate and should not be relied upon for specific detail.

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*Internal Area Approx: 500.5sqm

Scale in metres. 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.