



7 Yanada Road, DUFFYS FOREST FOR SALE



Luxe acreage escape in a sublime bushland setting

Secluded at the end of a cul-de-sac on the prized bushland fringe of exclusive Duffys Forest, this architect-designed luxury residence provides an enchanting lifestyle sanctuary in a dreamy resort-like setting just 40 minutes from the Sydney CBD.

Placed on 5 acres of rolling lawns and native landscaped gardens with a sparkling pool, the substantial single-residence has been intuitively designed and styled with select recycled hardwood timber and stone finishes to synch in with its sublime setting and fitted with superb appointments to ensure the ultimate in modern liveability.

Adjoining bushland reserve with private leafy outlooks and National Parkland vistas at every turn, the residence is accessed via a landscaped crushed granite forecourt with a pond to a portico. A polished concrete entrance foyer neatly divides the residence into three distinctive wings which allows private access to the bedrooms, living areas or study.

Beautifully showcasing an extensive open floor living space with soaring exposed timber scissor trusses and cathedral ceilings flowing to an entertainer's terrace covered by a toughened glass roof that overlooks the pool and rear gardens to an expansive leafy valley vista. A two-way fireplace separates the living area from a banquet-size dining room and there is a generous family room with northeast and northwest windows framing the views that flow to a sun-drenched garden terrace.

A centrepiece for entertaining, the engineered stone island kitchen features a five-seat dining bar, Franke induction cooktop, Miele oven and integrated dishwasher plus butler's pantry and there's a walk-in glass-fronted wine cellar close by that is temperature controlled, fully insulated and racked for approximately 1,100 bottles.

Each of the bedrooms is generous in size and equipped with built-in wardrobes and ceiling fans, the guest bedroom has an ensuite and the palatial main features bushland views, two walk-in wardrobes, an indulgent ensuite with dual shower heads and wash basins, a standalone bath with bush vista views through fully opening bi-fold windows, heated flooring and direct access to a private rear patio.

The bathrooms are tastefully styled and come complete with stone and timber vanities, heated towel rails, and a fitted home office with two workstations and a powder room by the entrance



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foyer.

There's a separate studio retreat at the top of the driveway fitted with a kitchenette, bathroom and sunny patio, it's ideal for au pairs, guests, hobbies, a yoga room or a giant office.

The park-like gardens and rolling lawns have been landscaped and designed by Michael Cooke Gardens with a mix of Australian natives and ferns as well as fruit-bearing plum, mango, nectarine and peach trees, and there's a citrus grove, veggie garden, chicken coup and fenced lawn ideal for pets and young children.

Additional features include a triple lock-up garage with a Tesla EV charger and internal access, 4 extra car spaces and a garage/machinery shed adjoining the studio with a workbench, ducted air conditioning, heated polished concrete flooring, spotted gum timber flooring, louvred windows, three-phase power and 32 solar panels.

Set amid 2.5 fully usable acres with an additional 2.5-acre conservation zone on the title, this exclusive sanctuary is super-handly to Terrey Hills Public School, international schools, Terrey Hills Country Club and village shops and only 15 minutes to beaches and 40 minutes to the city.

Features

Study
4 Open Spaces For Vehicles

Land size

5.34 Ac



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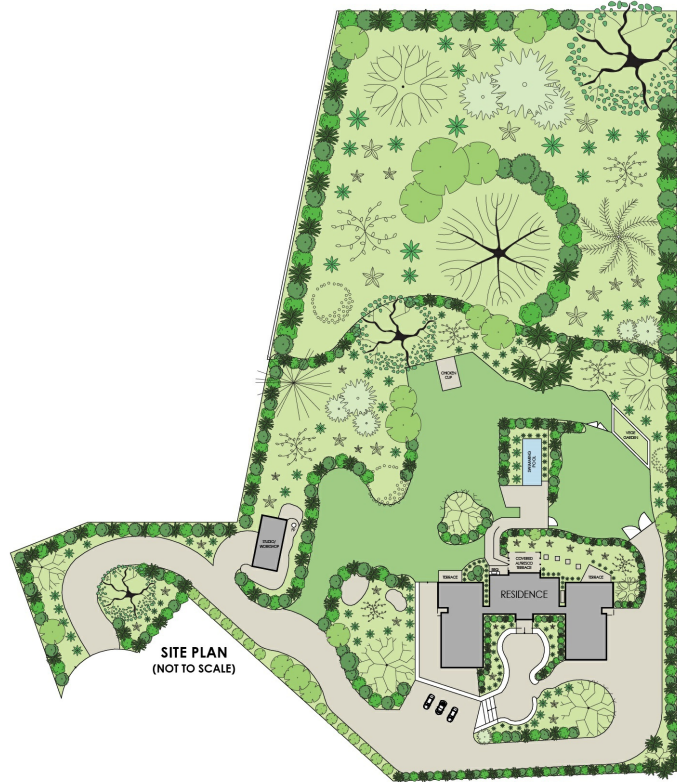
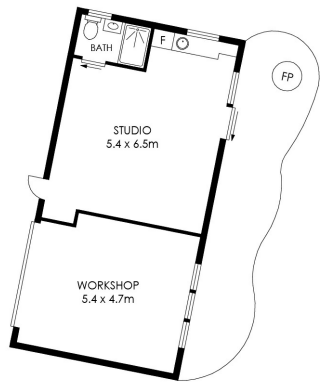


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APPROX. INTERNAL AREA	=	525 m ²
APPROX. EXTERNAL AREA	=	81 m ²
TOTAL	=	606 m ²
LAND SIZE	=	15960 m ²

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

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.