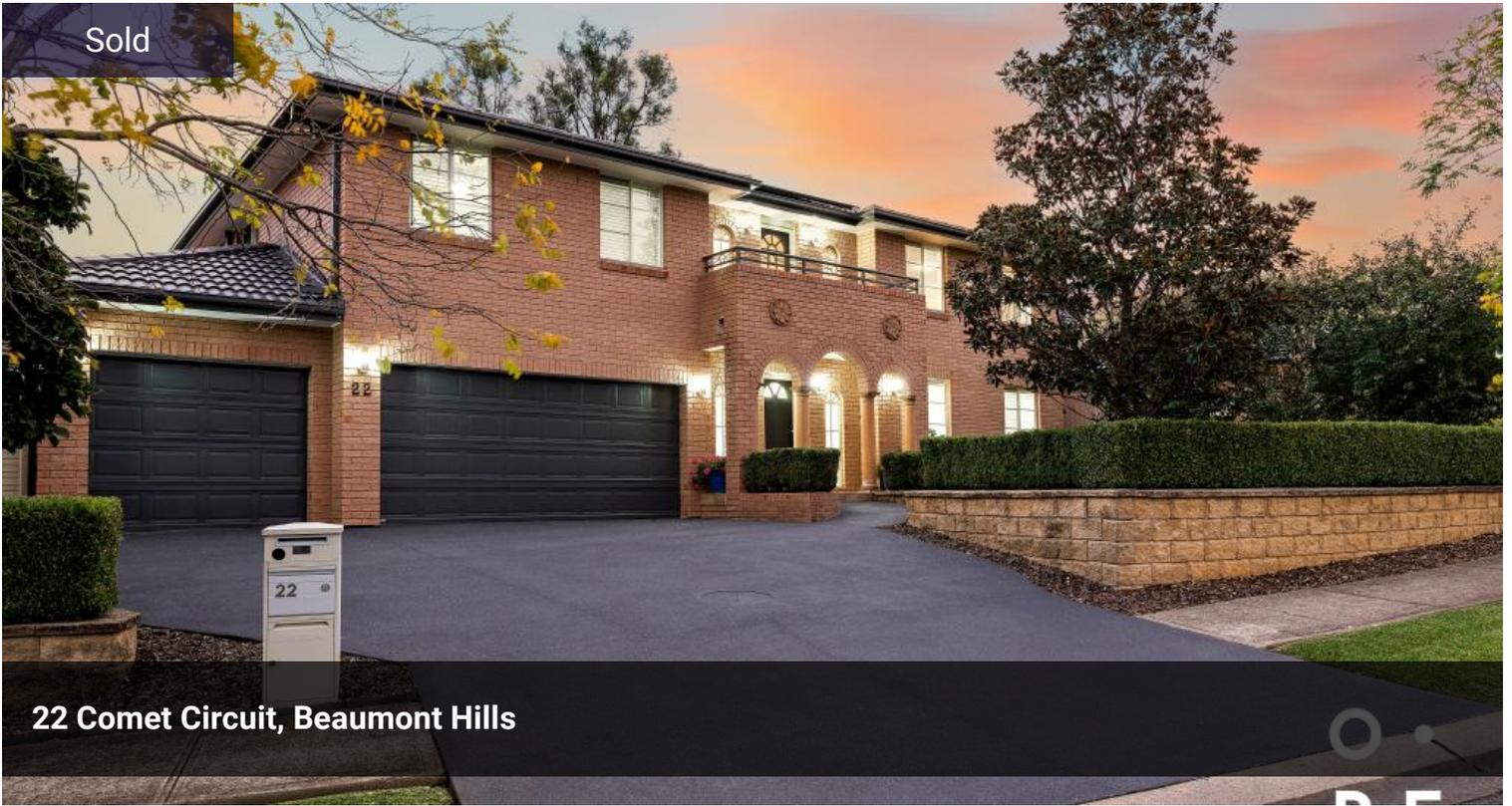


Sold



22 Comet Circuit, Beaumont Hills



IMMACULATE ENTERTAINER'S PARADISE & FAMILY SANCTUARY

The sky is the limit for the new owners of 22 Comet Circuit. Offering an elevated lifestyle of luxury, indulgence and convenience, this spectacular home is striking in both its grand proportions and beautifully considered floorplan. Resplendent in design and liveability, it is an ideal home for growing and mature families alike. With Rouse Hill Town Centre and Metro a mere 6 minute drive away, and offering numerous highly regarded schooling options within easy reach, this peaceful address assures your family a life of central convenience.

Come on in:

A commanding street presence with a desirable north-east

4 2 3  700.0m2

Price SOLD for
\$2,275,000

Property Type Residential

Property ID 501

Land Area 700 m2

AGENT DETAILS

OFFICE DETAILS

Opes RE
Suite 609, Atlas, 2-8
Brookhollow Avenue
Norwest, NSW, 2153
Australia
02 8834 3200

aspect and immaculately kept gardens offer a taste of what is to come inside. A double height entry foyer with a sparkling feature pendant, welcome you in to this extraordinary home. The large formal living and dining rooms bring a true sense of occasion, serenely framed by views to established trees and shrubs, and providing ample opportunity for entertaining, quality time and quiet solitude.



Drenched in sunshine and celebrating equal parts aesthetic and function the contemporary kitchen will undoubtedly impress any home chef. With its double island benches with enormous breakfast bar, 40mm Caesarstone benchtops, soft-close cupboards and drawers, AEG appliance suite, abundance of storage and glass splashback, this stylish space will effortlessly service all occasions from busy mid-week meals to large scale entertaining.

Fastidiously updated, the home's generous floor plan also provides a large home office with comms connectivity, 2 additional open plan family living areas and family meals area positioned centrally to the kitchen, and a large laundry with easy access to the outdoors.

Clever use of triple slider stacking doors creates a seamless indoor-outdoor feel extending the entire home to the huge timber deck and outdoor entertaining space. Expansive and stylish in equal measure, the 42sqm covered alfresco is the perfect all-weather extension of the indoor living and dining spaces. Complete with ceiling fans, wall mounted heaters, a full kitchen and Ziegler and Brown Grand Turbo BBQ with rotisserie, this standout space is truly an entertainer's paradise that must be seen to be believed.

Up we go:

Four incredibly spacious bedrooms will comfortably accommodate the largest of families. The family bedrooms

are completed by ceiling fans, large robes, on trend carpet flooring and curtains, ensuring year-round comfort. Located centrally to a fully renovated main bathroom with separate WC, floor to ceiling tiling, with bath and double vanity, as well as an enormous rumpus area/teenagers' retreat.

The oversized master suite is set privately to the rear of the upper level, and is everything you would imagine in this stunning home. Boasting a spacious, contemporary ensuite with double basin and mirror, floor to ceiling tiling, corner spa bath and shower with double shower head, as well as his-and-hers robes, this parents' retreat comprehensively delivers on the luxury and function expected of this exceptional home.

The great outdoors:

Relax in blissful sun-soaked luxury, enjoy a coffee and birdsong of a morning, or a wine of an evening while unpacking the events of the day – the stunning outdoor areas could be pulled from the pages of any lifestyle magazine.

The sensational alfresco will be the backdrop for many incredible memories. Flanked by a sparkling solar-heated saltwater pool, with frameless glass fencing, dramatic waterfall feature and stacked stone feature wall, and with lush garden oasis surrounds. This is outdoor living at its undeniable best.

Ready to welcome a new family, 22 Comet Circuit is a rare and exciting opportunity to secure a 'turnkey' designer home that you will be proud to call your own.

Special features:

- Resort style outdoor facilities offering complete privacy,

2 ceiling fans, timber look aluminium

decking with feature up lighting, auto remote-controlled roller blinds, 4 wall-mounted strip

heaters, full outdoor kitchen, SS sink, under bench cupboards and drawers, glass splashback,

BBQ & rotisserie, provision to connect television

- Level lawn for kids and pets, securely fenced rear yard, 3 garden sheds

- Secure side access to both sides of the home, triple garage with workbench and shelving

- Highly specified chef's kitchen, 900mm stove, double oven, SS sink with pulldown mixer

and filtered water outlet, Miele dishwasher, integrated combo microwave oven, 12 bottle

wine storage with allowance for wine fridge

- Downstairs powder room, laundry with external access, separate upstairs linen press

- 7.5kW solar, Actron tri-zone ducted air throughout

- LAN configuration throughout, ethernet ports, TV points to all bedrooms

- LED down lights throughout, with smart lights to lower level

- HIK Vision 6 camera CCTV security system with night vision, TV feed to office and master bed, Bosch alarm

- Gas fireplace to downstairs main living area, modern window coverings throughout

- Upstairs rumpus with balcony

Location, Location, Location:

Guardian Avenue Reserve: 250m

Roy Dudley Park Reserve: 750m

Rouse Hill High School: 1.3km

Ironbark Ridge Public School: 1.5km

Beaumont Shopping Village: 1.5km

Rouse Hill Town Centre: 2.9km

Rouse Hill Metro: 3.3km

Make this dream home your very own. Contact Greg

Mainstone on 0455 023 776 or Ruben Laubscher on 0434 048 968.

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