



109A McCulloch Street, Riverstone



OFF MARKET OPPORTUNITY!

Introducing a masterpiece of architectural design, this stunning 3-level open-plan custom home boasts a wealth of luxury features and high-end inclusions, making it the epitome of modern living.

Nestled within a contemporary facade, this residence offers 5 bedrooms plus a versatile 6th bedroom/teenage retreat on the lower ground, 4 bathrooms, and a secure garage. The meticulously planned layout ensures optimal comfort and functionality.

Come on in:

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Price	Contact Agent
Property Type	Residential
Property ID	598
Land Area	317 m2
Floor Area	418 m2

AGENT DETAILS

Alexandra Meadth - 0417 687 239

Laura Nasr - 0415 032 367

OFFICE DETAILS

Opes RE
Suite 609, Atlas, 2-8
Brookhollow Avenue

Ground Floor:

- Fully tiled ground floor with a high ceiling of 2.7m, offering a spacious and airy ambiance.
- Formal lounge and dining areas, a private courtyard, and a guest bedroom with built-in mirror wardrobes.
- A well-appointed kitchen with 40mm stone, glass gas cooktop, and integrated appliances.
- A fully operational butler's pantry with Bosch dishwasher and 900mm gas cooktop.
- A large family area opening onto a tiled balcony with a BBQ area and stone bench.
- All bathrooms feature floor-to-ceiling tiles, shower niches, semi-frameless shower screens, rainfall shower heads, black tapware, and custom vanities with 20mm stone.

Norwest, NSW, 2153

Australia

02 8834 3200

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First Floor

- Hybrid waterproof timber floors throughout, a master bedroom with an en suite and walk-in robe, and a private balcony with scenic views.
- Upstairs living area, skylight in the corridor, and main bathroom with double vanity and bathtub.
- Walk-in robes with custom cabinetry and mirrors in all bedrooms.

Lower Ground/Basement:

- A private self-contained teenage retreat/bedroom with a full bathroom and kitchenette/laundry.
- Solid construction with suspended concrete slab ceilings and Dintel structural wall construction.
- An alfresco area with gas, electricity, and water connections for a BBQ.

The great outdoors:

- Modern design facade with acrylic render on all walls and feature up-down lights.

- Colorbond roof and low-maintenance landscaped front yard with artificial turf.
- Concrete pathway around the house, a backyard with Sir Grange turf, a garden shed, and high fences for complete privacy.

Additional noteworthy features include

- An 8 Zone Daikin 20kw Ducted AC with Wi-Fi, ensuring climate control efficiency.
- State-of-the-art alarm system and Smart Fingerprint entrance door lock for enhanced security.
- Square set ceilings throughout the house for a sleek and modern aesthetic.
- Plantation shutters, textured designer blinds, and tinted windows for privacy, insulation, and safety.
- Large glass sliding doors on all levels open to balconies and alfresco areas, seamlessly blending indoor and outdoor living.
- Thoughtful construction includes 13mm plasterboard and Pink batts insulation in walls and ceiling.

Location, Location, Location:

Situated at this central address, you'll find yourself just moments away from Riverstone train station, several schools, and the Riverstone shopping village. A mere 100 meters from your doorstep lies a convenient bus stop that seamlessly connects to Tallawong metro station, and the bustling Rouse Hill Town Centre is a mere 10-minute drive away.

This residence seamlessly combines luxury, functionality, and modern aesthetics, offering an unparalleled living experience for the discerning homeowner. Don't miss the opportunity to call this architectural gem your home.

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