



**4 Hazelton Dr, Moss Vale**



## 'HAZELWOOD GARDENS'

**ONE ACRE OF MAGNIFICENT, ESTABLISHED GROUNDS IN A SEMI-RURAL LOCATION**

**THIS 4/5 BEDROOM, ARCHITECT DESIGNED, 35 SQUARE RESIDENCE OFFERS AN IMPRESSIVE LIFESTYLE WITH ITS GENEROUS PROPORTIONS AND SPACIOUS LIVING AREAS THIS SUBSTANTIAL FAMILY HOME IS JUST PERFECT FOR ENTERTAINING AND RELAXING**

**THE GARDEN VIEWS ARE SUPERB - IN ADDITION THERE IS 2 STREET ACCESS**

- \* Tiled entry from front verandah
- \* 4/5 generous bedrooms – plantation shutters in bed 4 & 5 (study)
- \* Built-in robes (fitted-out)
- \* Walk-in dressing room in main bedroom & French doors to sunroom
- \* Ensuite (fully-tiled), deep bath, double vanity, double frameless shower & w.c.
- \* Main bathroom (fully-tiled) with deep bath, double vanity and frameless shower
- \* Powder room with vanity
- \* Study or 5th bedroom
- \* Split-level hallway with 'spotted gum' timber flooring and storage

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<b>Price</b>	Guide \$1.9m
<b>Property Type</b>	Residential
<b>Property ID</b>	260
<b>Land Area</b>	4,049 m <sup>2</sup>

### Agent Details

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### Office Details

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- \* Formal lounge & dining with 10ft ceilings & French doors to large sunroom
- \* Sunroom (9.2m x 4.6m) with French doors leading to garden & terrace
- \* Stylish and well-appointed kitchen with electric ovens x 2, gas cooktop, stainless steel flue, Asko dishwasher, 40ml stone benchtops, Island bench with breakfast bar ample storage and a Butler's pantry
- \* Combined casual meals area & family room with wood fire, split-system air conditioning and French doors to sunroom
- \* Spotted gum timber flooring in hallway, kitchen, family & casual meals area
- \* Laundry with storage
- \* Double garage with auto door, internal access and roof storage
- \* Off street parking for 5 cars
- \* 2 garden sheds and wood shed
- \* Garden watering system (automated)
- \* Solar panels
- \* 9ft & 10ft ceilings throughout
- \* Ducted gas central heating (3 zones)
- \* In-ground concrete water tank (10,000lts) for garden
- \* Landsize: 4049m<sup>2</sup> (1 acre)

**SET ON AN ACRE OF SUPERBLY STRUCTURED GROUNDS WITH POST AND RAIL FENCING FRAMING THE NUMEROUS SPECIMEN TREES, ROSE GARDENS, HEDGES AND ASSORTED FLOWERS AND SHRUBS**

**APPROXIMATELY A FIVE-MINUTE DRIVE TO TOWN CENTRE, TRAIN STATION, SWIMMING POOL AND GOLF COURSE**

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