

Sold



31 McGaw Rd, Crookwell



## WELCOME TO "WILLOUGHBY".

This spectacular, masterbuilt, acreage property is situated on an impressive 7.1acre parcel at the end of a private cul-de-sac, on the outskirts of Crookwell NSW. Boasting an array of impressive features, you will instantly feel like you are living in luxury whilst enjoying a quiet country lifestyle. Surrounded by other acreage properties, you will love coming home to the perfect combination of space and privacy at 31 McGaw Road, Crookwell.

Inside, high ceilings throughout compliment the home, giving a modern and executive feel to the interior, not often found in country homes. The floorplan of this home offers an excellent layout for the whole family. From the possibility of indoor / outdoor entertaining to the ability to entertain, dine, watch movies, or simply relax by the fireplace.

The beautiful gourmet kitchen is a striking space with sleek finishes and showcases expansive benchtops, premium Belling 90cm Black Range Cooker with gas cooktop, stainless steel appliances, an abundance of cupboard storage, a large walk-in butlers pantry and designer pendant lighting for added luxury and a bit of dramatic flair.

Inside are three spacious bedrooms and a fourth that's been designed to accommodate a single bed and incorporate a home office / study.

The spacious master suite showcases an expansive Walk-In Robe and luxurious ensuite with premium finishes.

The main bathroom services the remaining bedrooms and is equally as impressive in style and features designer tiling and a standalone tub for decompressing after a long day.

Outside, step into your own private, impressively manicured yard. The landscaping truly needs to be seen to be fully appreciated! The manicured lawns and lush gardens are cleverly thought out and the layout is designed to keep maintenance to a minimum so that when you're at home you can spend your time doing what matters most.

It's time to mention the shed. This is easily one of the most impressive sheds you will see! A whopping 18m long x 12m deep and with doors 4.2m high. This is the perfect space to store some of the biggest of boats and caravans! Fitted out with a combined bathroom and laundry it could easily have part converted into a studio / granny flat / teenagers retreat with plenty of space left over. On top you will find a comprehensive 10KW solar array made up of 27 Panels. Behind the garage is a garden shed, dog yard, and the woodshed!

The back paddock houses the chooks and is a great space for horses, sheep, alpacas, or any other animal you

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<b>Price</b>	SOLD for \$1,670,000
<b>Property Type</b>	Residential
<b>Property ID</b>	150
<b>Land Area</b>	7.10 ac

### AGENT DETAILS

Chris Rigney - 0488 744 639

### OFFICE DETAILS

Agent 2.0 Real Estate  
0488 744 639

