

3 Ardlessa Way New Lambton Heights

General History

1895sqm block, northerly aspect
Custom designed house
Circa 1995

Walking distance to JHH,
New Lambton shops 1500 m away, great IGA!
Many specialty shops and cafes!

Downstairs

Double garage with workshop area
Storage area behind garage
Television mounted on the wall
Entertainment unit
Wine storage
Toilet
HWS and garden storage
Multi purpose room – gym, art room, table tennis, music etc.
Under house storage

Upstairs

Bed 1
Access to internal courtyard
TV outlet
Huge en suite white marble bathroom with great storage, exhaust fans
and Tastic heater
Separate toilet and bidet with separate exhaust fan
Spa bath
Very large frameless shower
Twin basins
Air con control panel
Emergency alarm
New curtains

Walk in wardrobe with huge amount of storage, half hanging, full hanging, drawers, overhead cupboards, inbuilt ironing board

Bed 2

Windows west and north

New curtains

Built in wardrobes and drawers

Big room

Bed 3

North facing window

New curtains

Built in wardrobes with drawers

Big room

Bed 4/ Study

North facing window

New curtains

Plenty of storage

Big room

2nd Bathroom

green marble

Separate toilet / powder room with exhaust fan and basin

Basin separate to shower and bath

Glass brick window

Exhaust fan

Study

Access to internal courtyard

Overhead sky lights

TV outlet

Plenty of shelving

Lounge/dining /living

Gas Fireplace

Access to internal courtyard

Flexible living

2 west facing windows

huge area

Wall mounted TV, DVD. Extra TV outlet in different part of room

Carpeted

Built in cupboards, book storage, hi fi storage

Ceiling to floor curtains

Kitchen /dining/sitting

Custom designed cupboards

Granite benchtops

Granite splashback

Gaggenau double oven

“ “ “ ceramic cooktop and BBQ grill with overhead and down draft exhaust fans

Seimens microwave

Miele dishwasher

Multiple skylights with electronic blinds to block overhead sun when needed

Newly done parquetry flooring

TV outlet

LG fridge/freezer with plumbed water and ice dispenser, plus extra door for frequently used items

Double sink under window

Island bench with extra sink

Multiple types of storage in island bench e.g. cupboards, drawers, through cupboard and tray cupboard.

Walk in pantry, easy to use shelving.

Large cupboard with bottom half pull out shelving and top easily accessible

Plenty of cupboard storage

Kitchen office with plentiful storage

Walk through to formal areas with extra cupboards, and glass storage

Bar Area

Plentiful glass fronted cupboards

Lots of bench space

Sink

Two wine fridges

Laundry

Raised platform for washing machine and dryer

Sewing cupboard

Separate drying room off the laundry

Wet cupboard to hang wet swimmers

Plenty of storage

Built in ironing station

Pool

With full bathroom

Automated pool cover

Heat exchanger pool heating

Automatic pool cleaner

Bromine filter (no chlorine smell)

Tennis court

Rebound ace synpave

Net

Court pavilion

BBQ Pavilion

Built in BBQ, plumbed gas

Storage areas each side of the BBQ

Room for big table and chairs

Extra

Air conditioning units x2 recently installed

37 Solar panel (13Kw) has reduced electricity bills by 60%

Heat exchanger to pool 2 years old

Could swim for 10 months comfortably

Electric fence on western fence outside kitchen to keep possums from getting on the roof.

In built watering system to most of the garden areas, Wi-Fi controllable console in the garage

Many of the skylights have motorised blinds for temperature control in both summer and winter

Only grass that needs mowing is the verge, which is also covered by the watering system

Drying room means clothes hung on hangers, not going to be blown away and requiring less ironing

Ducted vacuum system throughout, including the garage

Robinson