

3 Styphelia Way, (Barker), Bringelly

FIRST ESTABLISHED LUXURY HOME IN BIRLING ESTATE

LJ Hooker Lifestyle Group proudly presents this exceptional family residence on approximately 527.7sqm, showcasing a rare combination of luxury, superior builder craftsmanship, and cutting-edge design in Bringelly's newly established Birling Estate (now known as Barker).

Positioned on an elevated block within Birling Estate, this custom-built home has been thoughtfully designed for large families, multi-generational living, and those who love to entertain. Combining generous proportions, quality finishes, and a highly functional floorplan, it offers space and flexibility for a range of lifestyles.

A striking curved facade creates an impressive first impression, while inside, a soaring double-height entry, custom staircase, and light-filled interiors set the tone for the rest of the home. The open-plan living and dining area forms the heart of the residence, centered around a feature fireplace and designed to bring family and friends together.

The kitchen has been created with both practicality and entertaining in mind, featuring a large stone island bench, induction cooking, breakfast bar, and a fully equipped butler's pantry complete with a

5 4 2

FOR SALE
Contact Agent

VIEW
By Appointment

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LJ Hooker

second cooktop, extensive storage, integrated fridge and dual dishwashers.

Offering up to six bedrooms and 4 bathrooms + powder room, the accommodation provides flexibility for growing families and multi-generational living. Upstairs, two master suites each enjoy walk-in wardrobes and private ensuites, while the main suite also opens onto a private balcony.

A separate upper-level retreat with kitchenette offers additional living space, while downstairs, a private guest suite and media room or optional sixth bedroom further enhance the home's versatility.

Commercial-grade bifold doors create a seamless connection to the covered alfresco, complete with a built-in BBQ kitchen and ample space for entertaining. Beyond, a 6m x 4m swimming pool and wraparound lawn area provide plenty of room for outdoor enjoyment.

Combining space, functionality, and quality craftsmanship, this is a home designed with modern family living in mind.

Property Highlights:

- Custom owner-built double-storey residence
- Approximately 527.7sqm
- Elevated position within Birling Estate
- 5 to 6 bedrooms and 4 bathrooms + Powder Room
- Double-height entry with custom staircase
- Open-plan living and dining centred around a feature fireplace
- Gourmet kitchen with stone island bench and breakfast bar
- Butler's pantry with second gas cooktop, extensive storage, and dual -dishwasher, integrated fridge.
- Two upstairs master suites with walk-in robes and private ensuites
- Main master suite with private balcony
- Upstairs retreat with built-in kitchenette
- Ground-floor guest suite with private ensuite
- Media room or optional sixth bedroom
- Bathrooms featuring floor-to-ceiling tiling, in-wall toilets, and bidets
- Ducted air conditioning throughout
- Commercial-grade bifold doors connecting indoor and outdoor living
- Covered alfresco with built-in BBQ kitchen
- 6m x 4m swimming pool
- Wraparound lawn area and approximately 1.4m side access
- Oversized double garage with extra-high ceilings

Owners are motivated, property will be sold! For more information or upcoming inspection times, contact Hunter Maxwell or Vincent Ripepi.

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MORE DETAILS

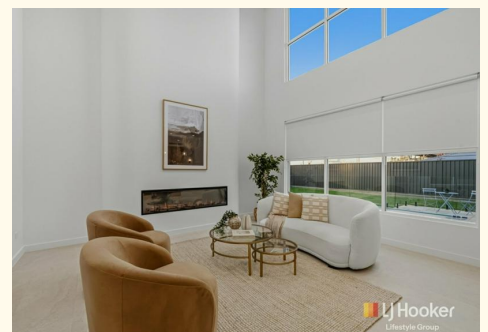
Property ID	2XJ1P
Property Type	House
Land Area	527.7 m2
Including	Air Conditioning
	Toilets (5)
	Pool
	Balcony
	Dishwasher
	Outdoor Entertaining
	Secure Parking
	Fully Fenced
	Remote Garage

Hunter Maxwell 0423 048 721

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