



Highbury, 3/1188 Lower North East Road

Elevated Living with Breathtaking Views

5 2 5

For Sale
Please Call

View
ljhooker.com.au/2BWGGJU

Contact
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Perfectly positioned to capture sweeping views of Black Hill Conservation Park, this exceptional 2019-built family home offers a lifestyle defined by peace, privacy and generous proportions. Thoughtfully designed over two levels, this residence boasts an incredible 290sqm of under roof living space (approx.), offering five bedrooms, multiple living zones and all the modern comforts you could ask for. Whether you're entertaining guests or simply soaking in the view, this is a home designed to make everyday living feel calm, easy and luxurious!

Key Features:

- * Five generous bedrooms, four with built-in robes
- * Master suite featuring a walk-in robe with sensor strip lighting, a luxurious ensuite and a private balcony
- * Expansive open-plan kitchen, dining and family area boasting 2.7m ceilings throughout
- * A designer AL Williams kitchen showcasing premium Fisher & Paykel appliances,



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including an induction cooktop, self-cleaning oven and seamlessly integrated dishwasher

- * Granite island bench with a striking waterfall edge, complemented by a quality Franke double sink and breakfast bar seating for six
- * Stunning picture window splashback, flooding the kitchen with natural light
- * Butler's pantry with LED strip and sensor lighting
- * An abundance of well-planned storage throughout the entire home
- * Multiple lighting options at your fingertips, including feature and sensor lighting
- * Stackable sliding doors open to a spacious, tiled alfresco area for seamless indoor-outdoor entertaining
- * Second storey living zone offering flexibility and space for the modern family lifestyle
- * 25kW ducted reverse cycle air-conditioning for year-round climate control
- * 12.5kW SolarEdge system with LG panels for improved energy efficiency
- * State-of-the-art KNX smart home system with full home automation
- * Hardwired data points in every room for ultra-fast, reliable internet connectivity
- * Three-phase power supply
- * A secure, lawned backyard offering space for pets to roam and children to enjoy the outdoors
- * Spacious 6m x 6m double garage with internal and external access
- * Additional off-street parking for up to three vehicles

Perfectly positioned in the sought-after suburb of Highbury, this home offers not only space and serenity but also unbeatable convenience. Enjoy easy access to local shopping precincts including Westfield Tea Tree Plaza, a range of quality public and private schools and excellent public transport options, including the O-Bahn for a quick city commute. Surrounded by parks, walking trails and the stunning natural beauty of Black Hill Conservation Park, this is a location that truly combines lifestyle and liveability.

Whether you're raising a family or simply seeking a peaceful and well-connected place to call home, this property ticks all the boxes!

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 208516



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More About this Property

Property ID	2BWGGJU
Property Type	House
House Size	291 m2
Land Area	405 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Courtyard Balcony Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels

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SITE PLAN (NOT TO SCALE)

Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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