



143 Darraby Drive, Moss Vale

The Cambridge by Roxburgh Building & Design

Positioned high in a quiet Moss Vale street with district views towards Bowral and Mount Gibraltar, The Cambridge is a newly completed 410sqm residence designed for the way the Southern Highlands is actually lived: cool mornings, changing seasons, generous family spaces and year-round comfort.

Design and built by Roxburgh Building & Design, this bespoke home combines refined modern living with high-performance construction, smart inclusions and thoughtful future-ready design across a generous 1,222sqm parcel.

Property features include:

- Newly completed bespoke residence by Roxburgh Building & Design
- 410sqm of internal living and garaging on a 1,222sqm block
- Elevated position with district views towards Bowral and Mount Gibraltar
- Four generous bedrooms, including master suite with his and hers walk-in robes
- Two luxury bathrooms, including ensuite, plus two toilets
- Double garage with easy internal access to the butler's pantry
- Large open-plan kitchen with modern European appliances

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AUCTION

Sat 20th Jun @ 2:30PM

VIEW

Sat 13th Jun @ 10:30AM - 11:00AM

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- Butler's pantry with direct access from the garage, ideal for everyday convenience
- Multiple living zones, including spacious family, dining and media areas
- Oak timber flooring through the main living areas
- Premium carpets to bedrooms and media room
- High-quality double-glazed windows and doors for comfort and efficiency
- 8.4 star thermal rating, subject to documentation
- Solid-cast concrete walls with 100mm external insulation and rendered finish
- R7 full-cover ceiling insulation
- Hydronic central heating throughout the home
- Heated bathroom floors for comfort through the cooler months
- Large heated towel rails
- Ventilation and heat recovery system for fresh, comfortable air year-round
- Solar system with battery storage supporting lower running costs
- Solar skylights to the kitchen, butler's pantry and front entry areas
- Keyless entry and smart electrical inclusions
- Security screens to windows
- Large laundry with airing and drying room
- Roof access via loft ladder
- Terraced landscaped front gardens
- Large outdoor entertaining area
- Provision for future driveway and electrical connection to support possible secondary accommodation, subject to council approval

Purpose-built for the Southern Highlands climate and finished with a level of comfort rarely found in standard new builds, The Cambridge offers a calm, efficient and beautifully considered home for buyers seeking space, quality and long-term liveability in Moss Vale.

For more information contact;-

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 Sam Bonkowski, Sales|Marketing |Strategy on 0407 890 746

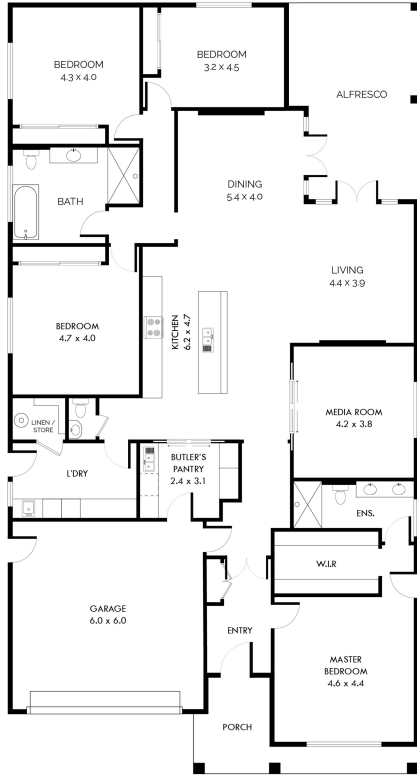
MORE DETAILS

Property ID	1T3HVU
Property Type	House
House Size	410 m2
Land Area	1222 m2
Including	Ensuite Toilets (3)

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Site Plan



143 Darraby Dr, Moss Vale

INTERNAL AREA: 410m²
LAND AREA: 1,222m²

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