



16 Timair Road, Thirlmere

Sophisticated Modern Masterpiece | Built 2022 | 4,001 sq. m*

Step into a world of refined elegance with this architecturally designed Cascade Homes creation, completed in 2022. Tucked away in a peaceful cul-de-sac, this residence is a true statement of modern luxury, where grand proportions, soaring ceilings, and flawless finishes combine to deliver a home of unrivalled presence and comfort.

From the moment you arrive through the electric gates, the tone is set for something truly special. A wide entry hall, high square-set doors, and expansive tiled floors lead you into light-filled interiors designed for both indulgence and everyday ease. Vast open-plan living zones are enhanced by a striking raked ceiling and combustion fireplace, while a dedicated theatre with elevated seating, a separate games room, and an additional sitting room offer endless versatility for family life and entertaining.

The designer kitchen is a centrepiece of both beauty and function, boasting double ovens, stone benchtops and a fully equipped butlers pantry with storage, sink, and Zip tap. Dining flows seamlessly to the outdoors, where an impressive alfresco complete with built-in kitchen, stone benchtops, and BBQ sets the scene for year-round gatherings

5 2 6

FOR SALE
\$2,570,000 to \$2,680,000

AGENTS

Melinda Bargallie
0429 858 321
melinda@ljhunitedgroup.com.au

AGENCY

LJ Hooker United Group
1800 486 4833

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

overlooking the solar-heated saltwater pool.

Accommodation is on a grand scale, with five oversized bedrooms including a breathtaking master retreat featuring an entire wall of wardrobe storage, a luxurious ensuite with dual vanities, freestanding bath and oversized shower. Each additional bedroom offers generous walk-in robes, while bathrooms and the powder room carry through the same refined stone finishes and floor-to-ceiling tiling for a cohesive sense of luxury. Every detail has been designed with lifestyle in mind.

Outside, a large shed, solar panels, dog run and landscaped surrounds add further appeal, all set against a tranquil natural backdrop without rear neighbours.

This home is more than just a residence it is a sanctuary of scale, sophistication, and style, inviting you to move straight in and embrace the lifestyle you deserve.

Highlight features:

Built 2022 by Cascade Homes

4,001 sq. m* cul-de-sac block.

Grand entry with high ceilings.

Tiled flooring.

Open-plan living with raked ceiling.

Combustion fireplace feature.

Theatre with tiered seating.

Games room + sitting room.

Designer kitchen with butlers pantry.

Double ovens, stone benchtops.

Alfresco with BBQ & kitchen.

Solar-heated saltwater pool.

Five oversized bedrooms.

Master retreat with full-wall robes.

Ensuite with freestanding bath.

Modern bathrooms, floor-to-ceiling tiles.

Huge laundry with storage.

15kw solar system.

Electric gates, concreted driveway.

Large shed + dog run.

Alarm, intercom & ducted air.

Landscaped grounds, natural backdrop.

Wollondilly Council.

Town water.

• Approx.

^ Subject to Council Approval.

Webpage enquiries must include a contact number and email address to receive a response. Photo ID is required for all inspections. While care has been taken in presenting this information, prospective purchasers should confirm details independently.

MORE DETAILS

Property ID	BKJ1T
Property Type	AcreageSemi-rural
Land Area	4001 m2

Melinda Bargallie 0429 858 321

Sales Executive | melinda@ljhunitiedgroup.com.au

LJ Hooker United Group 1800 486 4833

41 Wentworth Road, BRINGELLY NSW 2556

unitedgroup.ljhooker.com.au | reception@ljhunitiedgroup.com.au





16 Timair Road, Thirlmere



Floor plans and site plans are for illustrative purposes only. They are not part of any legal document or title and are subject to errors, omission, and inaccuracies. Whilst every attempt has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, cupboards etc are approximate only.