18 Pinetree Drive, Carlingford.

Construction

- Built 2006 by award winner Master Builders Structural Operations
- 800sqm internal size, 110sqm balcony and porch, 1104sqm land
- Double brick, concrete
- High ceilings throughout
- Decorative cornices throughout
- High louver windows for better airflow and ventilation
- 4 preformed brick shafts from roof space down to the garage; pool ceiling for any future pipework, toilet wastes or sky lights.
- Ceilings insulated with R 3.6 Batts
- All internal plumbing in copper class B thickness (no plastic water lines)
- Extensive electrical service and 3 phase power

Security

- Heat and movement security alarm detectors
- New high end 4K external security cameras with hard drive. Ability to detect heat and sound. Infrared capability. Cameras with sensor LED lights. Fully programable.
- Strong room located in garage with separate recess in slab for a floor safe

Heating/Cooling

- Dual heating system: electric heating and balance serviced by solar heating with electric override
- Airconditioning

Kitchen

- NEFF and Bosch appliances
- Induction cooktop
- Thick granite benchtops
- Large, shelved walk-in pantry with space for a second fridge

Bedrooms

- Office / Bedroom 6 with separate entry and walk in robe
- Bedrooms 1, 2 and 3 with large walk-in robes and external access
- Several bedrooms with cat 5 cable and TV points
- Other bedrooms with fitted robes

Bathrooms

- Bedroom 1 ensuite with corner spa bath
- Shared ensuite to bedroom 4 and 5
- Bathroom 1 with corner bath
- Under-tile heating to ensuite 1 and bathroom 1
- Additional powder room

Internal Features

- Designed for intergenerational living with the ability for separate accommodation on Level 1/Upper Level 1 with kitchenette and separate entry. Plus, ability to convert ground / upper ground to another additional accommodation with bathroom, kitchenette, and separate entry.
- Versatile level 2 can be used as a theatre, lounge, hobbies space, home office, or bedrooms with plenty of storage space.
- Garage to rear can be converted into a granny flat (with sewer and water already attached).
- Bedroom 6 walls can be removed to create an extra-large living space.
- Indoor concrete heated saltwater pool, 11m x 4.5m, with 30kw inverter heat pump heater (3 phase) which can keep the pool at a temperate of 34 degrees even in Winter months. Second pump for massage jet installed with switch on copping.
- Ability to install a spa and sauna
- Convenient full bathroom from pool area
- Large garage with ample storage including overhead storage
- Large space, perfect for a cellar
- Ample storage throughout home, including 2 large linen cupboards and under stair storage to level 2
- Solid core doors to ensuites, bathrooms and bedrooms for sound deadening
- Double sided Cheminees Philippe Multi Door (lift and/or Hinge Out) wood-fire fireplace, imported from France and installed with special air heat box
- Roller and/or venetian blinds
- Tinted glass to all Western facing windows and glass doors

External Features

- North facing
- Covered main entry
- Front balcony with approval for shade sale
- Balcony 1 with uninterrupted district views
- Large, paved courtyard outside pool area
- Extensive and mature landscaping including several large planter boxes
- Fish/frog pond with filtration, pumps and fish safe liner
- Level front lawn
- Couch grass to all lawns
- Side access on both sides of property
- Backyard car access over NDS tufftrack grid system under lawn to prevent wheel tracking (used in golf courses) (RHS)
- Extensive stormwater drainage to all gardens
- Multiple pit grates and large sized pipework

Disclaimer: Whilst all care has been taken, no responsibility is accepted for the accuracy of the whole or any part of this document. Interested parties must rely on their own enquiries.

18 Pinetree Drive, Carlingford.

The guide to your new home and discover the suburbs gems...



Local Schools

- Murray Farm Public School
- Carlingford High School

Nearby Private & Selective Schools

- The King's School
- Tara Anglican School for Girls
- James Ruse Agricultural High School
- St Gerard's Catholic Primary School

You'll Love

- Carlingford Court Shopping Centre
- Balaka Falls
- Kingsdene Oval
- North Rocks Park
- North Rocks Shopping Centre

Our Cafe Tips

- Tilted
- Caffe Cherry Beans
- The Woodstock Collective

Transport

- Carlingford Station (proposed Light Rail)
- Buses to Parramatta, North Rocks, Epping, Macquarie Park, and Easwood
- M2 buses via Oakes Road with commuter carpark

1104sqm

Property size*

$1700pw

Rental potential*

$542.10pq

Council rates*

$171.41pq

Water rates*

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