



4 Phascogale Crescent, Barrington via, GLOUCESTER, NSW 2422

Modern Lifestyle Property in Prestigious Sanctuary Ridge Estate

Set within the exclusive Sanctuary Ridge Estate, this stunning lifestyle property offers the perfect fusion of quality, space, and serenity. Positioned approx. 6km's from Gloucester and on the edge of the picturesque Barrington village, the home sits proudly on 1.72 hectares (4.24 acres) of park-like surrounds-delivering privacy, comfort, and an exceptional standard of living.

Built in 2017 by McDonald Jones Homes, this immaculately maintained residence features premium finishes and a thoughtful layout designed to suit families, professionals working from home, or retirees seeking a peaceful retreat with room to breathe.

Key features:

- **Master Retreat:** Spacious master bedroom with a walk-through wardrobe, ensuite featuring double vanity and separate W/C, plus private veranda access via sliding doors.
- **Comfortable Living:** Two light-filled north-facing bedrooms with built-in robes, plus a fourth bedroom with private veranda access.

TYPE: For Sale

INTERNET ID: L35368648

SALE DETAILS

\$1,395,000

CONTACT DETAILS

**Elders Real Estate
Gloucester**

54 Church Street
Gloucester, NSW
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- Versatile Spaces: Dedicated theatre/media room located adjacent to the main living area.
- Well-Appointed Bathrooms: Main bathroom with shower, bath, vanity, and separate W/C for added convenience.
- Designer Kitchen: Caesarstone benchtops, freestanding 900mm electric oven with gas cooktop, large walk-in pantry, and stylish finishes.
- Indoor-Outdoor Flow: Expansive tiled alfresco with ceiling fans, bifold doors, retractable flyscreens, and steps leading to a picturesque, park-like garden.
- Year-Round Comfort: Ducted air conditioning with two zones, plantation shutters, built-in gas fireplace, and instantaneous gas hot water.
- Energy Efficient: 6.51kW solar system (battery ready) and a 10,300L rainwater tank.
- Lifestyle Enhancements:
 - Timber-framed garden shed
 - Bio-waste treatment system
 - Wiring in place for future shed connection
 - PVC post and rail fencing with netting - fully dog-proof
 - Double aluminum gates to a double garage, with additional side access points to grounds
 - Professionally installed dog run
 - Lined with pear trees for a touch of seasonal beauty.

This is a rare opportunity to secure a modern, move-in-ready home in one of the area's most prestigious rural estates. With space, style, and quality at every turn, this property delivers the ultimate in lifestyle living.

Don't miss your chance to secure this exceptional property. Contact Nikki Randall 0431 378 269 or John Booth 0417 230 236 at Elders Real Estate today.

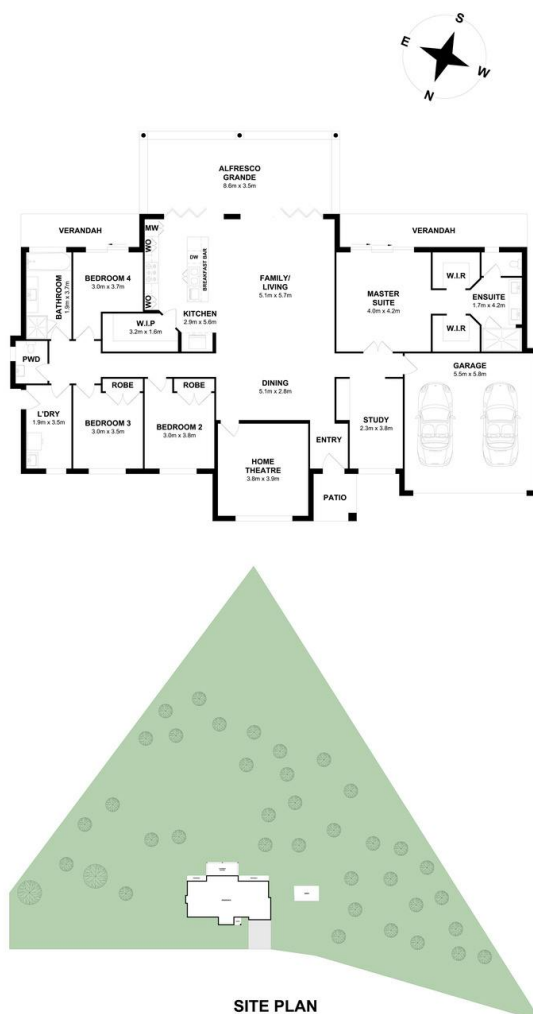
Disclaimer: We have obtained all information herein from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.

- Land Area 1.716 hectares
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Ensuite
- Floorboards









Measurements are approximate. Not to scale. Illustrative purposes only. Boundaries are approximate.



Real Estate

4 Phascogale Crescent, Barrington
Total Approx Floor Area 219.59 sq.m