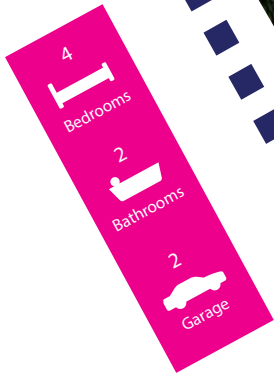


# ON THE MARKET

**\$669,000**

**WATERSIDE: 8 Sanderling Crescent CRANEBROOK**



**More Than a Touch of Class!**

Land Area: 532m<sup>2</sup>

Land Size: 18m x 29.5m

Home Area: 258m<sup>2</sup>

4 bedrooms, 2 bathrooms, separate living areas + media room, gourmet kitchen - Technika appliances, split system air-conditioning, alfresco entertaining, inground pool with water and landscaped features, double lock up garage, fenced and landscaped 532m<sup>2</sup> block, award-winning Waterside estate

**CROSS PROPERTIES**

Sasha Kokanovic  
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# CROSS PROPERTIES

## WATERSIDE: 8 Sanderling Crescent CRANEBROOK

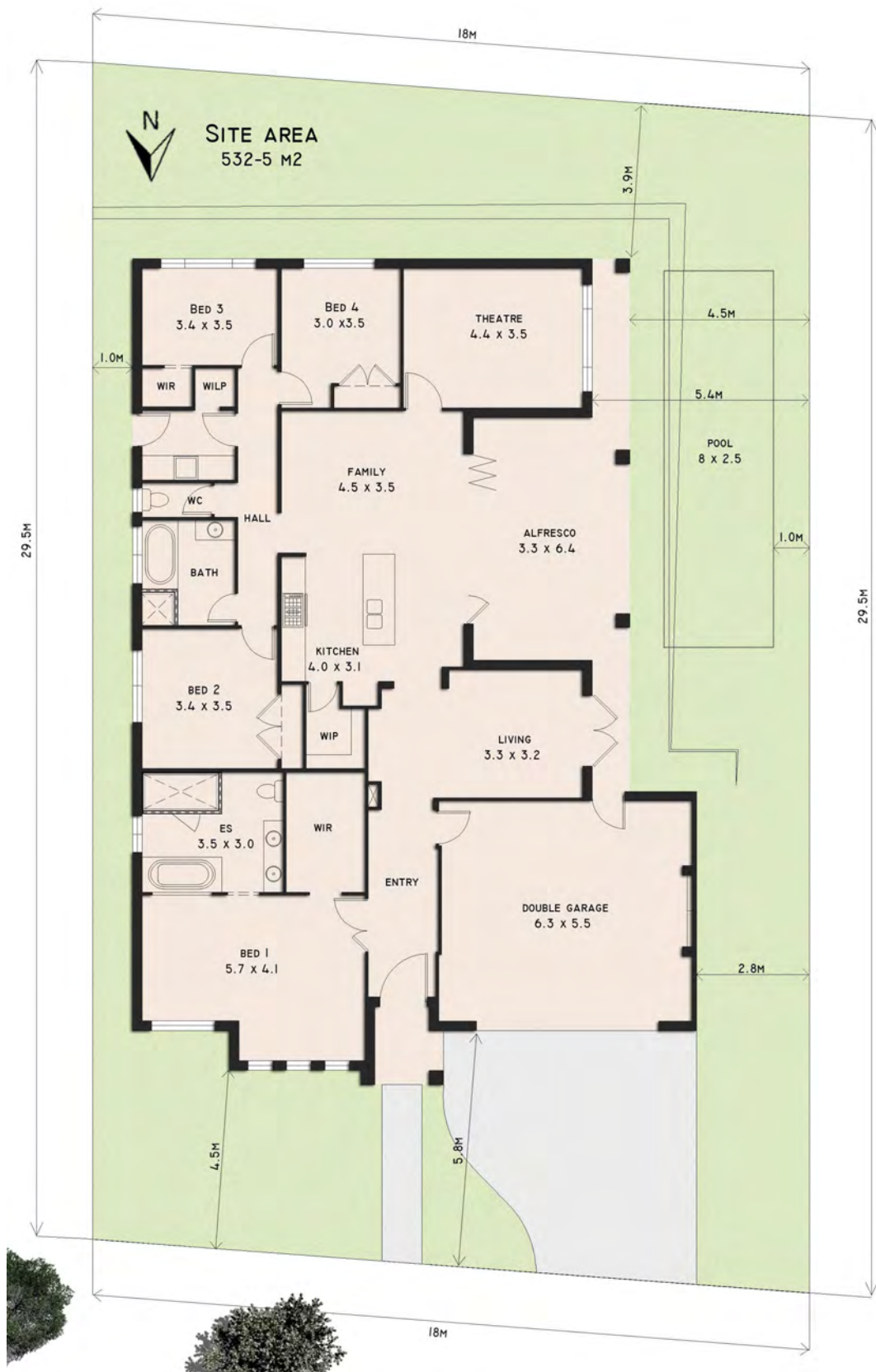
- **Classy family home with the finest of fittings & fixtures throughout**
- **High ceilings, French doors, chandeliers, split system air con's**
- **Gorgeous master suite with resort style ensuite and walk-in-robe**
- **Bi-fold timber doors lead to inviting alfresco entertaining area**
- **8m x 2.5m sparkling inground pool with water feature & LED lighting**
- **Fully fenced, landscaped garden with side access and double lock up garage**
- **Immaculate, nothing to spend...just move in and indulge your senses**
- **Located in popular Waterside, award winning master planned community**
- **Only three kilometres from Penrith CBD and 10 minutes drive to M4**

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# CROSS PROPERTIES

## WATERSIDE: 8 Sanderling Crescent CRANE BROOK



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## PROPERTY DESCRIPTION

Providing the ultimate in stylish family living, this truly lovely home, immaculately presented inside and out, offers its residents a relaxed, comfortable lifestyle where they can indulge in all their favourite pastimes in pristine surroundings. Whether it is a dip in the pool, a BBQ on Sunday afternoon, or curled up in the media room watching the latest blockbuster...there's something here for all to enjoy.

Complete with four bedrooms, two bathrooms, two separate living areas plus a media room, stunning designer kitchen, gorgeous alfresco entertaining area, inground pool with water feature, double lock up garage, landscaped 532m<sup>2</sup> block...the perfect package, in the highly sought after *Waterside* community.

Built by Eden Brae Homes with the finest of quality and attention to detail throughout, each room showcases premium fixtures and fittings. High ceilings, 600mm x 600mm tiles in the family room, colonial architraves and skirting, plantation shutters, stone benches in kitchen, split system Panasonic air-conditioning, and walnut stained French doors are just a few of the appealing features that await.

A grand master suite is perfectly located at the front of the home, and is complete with walk in robe and resort style ensuite with floor to ceiling porcelain tiles, bath and dual floating vanities. The other three bedrooms all have built-ins, one with a walk-in robe.

A carpeted dining room with feature chandelier, is an elegant formal setting to host an intimate dinner, and there is a spacious open plan tiled family room which leads out to the alfresco entertaining area, whilst a fully insulated theatre room is the ultimate place to watch a movie or sporting game without disturbing anyone.

The kitchen is chic and elegant and equipped with stainless steel appliances including a Bosch dishwasher, 900mm Technika gas hotplates and fan forced electric oven. A walk-in pantry with overhead shelving and 30mm bench top with ground cabinetry enhances the storage capacity. Stone benches and tasteful decor including a glass splashback, make this a dream kitchen to not only work in, but also to showcase.

Outside, an inviting entertaining area which overlooks the pool is your outdoor dining room...probably one of the most popular areas of the house! Gather your family and friends together for a Sunday afternoon soiree – the kids can swim in the pool whilst the adults enjoy a laugh and a drink or two and some fine food; life is good!

The pool is 8m x 2.5m concrete ice blue quartzon with an 8 metre stacked stone wall with water feature, multi coloured LED lighting making it look magical at night and is framed by river rock edging and tropical vegetation...a cosy timber sunbathing deck completes what is a very enchanting picture.

*Waterside* is a master planned development, just five kilometres from Penrith and 10 minutes drive to the M4 connecting the city and Blue Mountains. On 71 hectares, with five lakes, community and recreational facilities, bikeways, walkways and much more - *Waterside* is a popular place of residence, especially for families.

This immaculate home is built to impress, and it does. Owners relocating, market is really starting to turn, buy a wonderful family home in a popular location...what are you waiting for?



# SCHEDULE OF FINISHES, FIXTURES AND FITTINGS

8 Sanderling Crescent Cranebrook – Waterside (Lot 33, Sanderling Release)

4 bedroom, 2 bathroom, 2 garage, swimming pool

Home area: 258m<sup>2</sup>, Land area: 532m<sup>2</sup>, Land size: 18m x 29.5m

Price: \$669,000

## General

- Built by Eden Brae Homes
- Hayman 28, design modified throughout
- Urban Metro Facade, upgraded to cement render with Taubmans Iced Coffee colour
- Raised Portico with hip roof and corbelled brickwork
- Travertine tiled footpath
- 1.2m Corinthian Infinity front entry door
- Designer bar pull handle & escutcheon set with mortice lock to front entry door
- Brick veneer construction
- Bricks – PGH Alfresco Choccolato with off white mortar
- H Class slab
- Insulation upgrade: R2.0 to walls, R3.5 to ceiling, roof sarking
- Weather strips and door seals to all external doors
- 3,000 litre rain water tank
- Detailed gyprock work: bulkheads, niches, recesses & cornices
- High 2590mm ceilings throughout home
- Living areas with 600mm x 600mm DeLorenzo Breccia porcelain rectified edge floor tiles
- DeLorenzo Northcape Rouge carpet & blue rubber underlay to theatre/dining/bedrooms
- Down lights throughout living areas
- Feature niche with concealed down light opposite dining room
- 120mm Colonial skirting throughout the home
- 75mm Colonial architraves throughout the home
- Corinthian RiM RIMM internal timber doors with translucent glazing, Walnut stain
- Roof tiles – CSR Monier, Traditional profile, Barramundi colour
- Colourbond fascia & gutters
- Rheem Integrity 27 continuous gas hot water system
- Gainsborough Satin Chrome Horizon Lever internal door handles
- Dual Panasonic Split Reverse Cycle Air Conditioning Units
- Alarm system
- Custom tropical themed landscaped gardens throughout
- Garden shed
- Feature wall paper in hallway
- Feature custom made letter box
- Timber slatted side gates
- Three way light switching throughout home

## Kitchen

- 40mm Essa Stone in Crystal Salt with Pencil Round Edge
- Benchtop shadowline, polyurethane white on white
- Dulux polyurethane gloss white doors and draws
- Formica Prestige Walnut Velour Finish overhead cupboard doors with finger pull
- Glass splashback in Delaware
- Hettich stainless steel handles
- 900mm Technika stainless steel gas cook top
- 900mm Technika stainless steel electric fan forced oven with pot draw underneath
- 900mm Technika stainless steel canopy range hood ducted externally
- Bosch dishwasher
- Clark EVBU Epure Orion undermount bowls
- Vitra Pure mixer tap

## Pantry

- Overhead shelving
- 30mm benchtop with ground cabinetry
- Provision for microwave

## Family

- Panasonic split system air conditioning
- Bulkheads
- Feature pendant lighting
- Gas bayonet
- Downlights
- DeLorenzo Northcape Roan Rouge carpet
- Wall mount TV prepared
- TV/Foxtel outlets

## Dining

- Corinthian Windsor French doors with clear glazing to side yard, Walnut stain
- Feature chandelier lighting with dimming
- Gas bayonet

## Theatre room

- Panasonic split system air conditioning
- Corinthian RiM RIMM 920mm timber door with translucent glazing, cavity sliding
- Feature painted walls, Taubmans Kabuki
- Feature bulkheads
- TV/Foxtel outlets
- Wall mount TV prepared
- TV/Foxtel outlets
- Fully insulated

## Main bedroom

- Double Corinthian RiM RIMM timber doors with translucent glazing
- Plantation shutters
- Ceiling fan
- His and Hers chandeliers with dimmers
- Custom fitted out His and Hers WIR with chandelier
- TV/Foxtel outlets
- Wall mount TV prepared

## Ensuite

- Laminex Squareform 39mm Pure Calcite benchtop
- Formica Prestige Walnut Velour Finish vanity doors
- His and Hers dual floating vanities
- Caroma Liano basins
- Hettich stainless steel horizontal handles
- His and Hers Crystal pendant feature lighting
- His and Hers polished edge mirrors
- Irwell mixer taps
- Semi frameless shower screen
- Feature tile shower niche
- Dorf overhead Bush shower
- Irwell hand shower and rail set
- Stylus Newbury 1675mm bath
- Gallery Leonardo wall faced toilet suite
- 300mm x 300mm DeLorenzo Breccia porcelain rectified edge floor tiles
- 600mm x 300mm DeLorenzo Breccia porcelain rectified edge floor to ceiling tiles
- Irwell Retro accessories
- Heated towel rail
- Satinlite glazing
- Plantation shutters
- Fan-Light-Heat

## Main bathroom

- Laminex Squareform 39mm Pure Calcite benchtop
- Formica Prestige Walnut Velour Finish vanity doors
- Hettich stainless steel horizontal handles
- Caroma Liano basin
- Irwell mixer taps
- 300mm x 300mm DeLorenzo Breccia porcelain rectified edge floor tiles
- 400mm x 200mm ceramic floor to ceiling tiles
- Semi frameless shower screen
- Feature tile shower niche
- Feature tile above vanity
- Hand shower and rail set
- Gallery Leonardo wall faced toilet suite
- Satinlite glazing
- Irwell Retro accessories

## Bedrooms 2, 3 & 4

- Bed 2 & 4 bed with Quickslide system mirrored doors
- Bed 2 with ceiling fan
- Bed 3 with WIR

## Laundry

- Laminex Squareform 39mm Pure Calcite benchtop
- Laminex Polar white doors
- Hettich stainless steel horizontal handles
- Clark flushline sink
- Caroma mixer tap
- Irwell Retro accessories
- Full floor and overhead cabinetry
- Linen cupboard with cavity slide door
- External door with glazing and roller blind
- 600mm x 600mm DeLorenzo Breccia porcelain rectified edge floor tiles

## Alfresco

- Resort style ceiling fan
- Downlights
- Provision for hot/cold water and drainage for future outdoor kitchen
- Gas bayonet
- Bi-fold six panel timber doors, Walnut stain
- Feature timber beam above bi-fold doors, Walnut stain
- 600mm x 600mm DeLorenzo Breccia porcelain rectified edge floor tiles



## Swimming pool

- 8m x 2.5m concrete ice blue quartzon by Seabreeze Pools
- Waterline feature tiles
- Travertine coping
- 8m stacked stone wall with water feature
- Duo clear self chlorinating pool filters by Zodiac
- Multi coloured LED feature lighting
- Stingray automatic pool cleaner
- Frameless glass pool fencing
- Floating Merbau timber decking
- Outdoor shower
- Tropical themed landscaping
- River rock edging
- Extensive drainage around pool
- Coolaroo shade sail above pool with feature hardwood timber post

## Garage

- Corinthian RiM RIMM timber door with translucent glazing to hallway
- Steel-line Decro Slimline DC40 panel lift door
- Boss remote control motor, 3 remotes
- External door to rear yard
- W=6.3m x D=5.5m