



3 Pigna Barney Lane, Gloucester

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### MODERN MASTERPIECE COUNTRY ESTATE

Abundantly spacious and flooded with natural light and open plan living, this home has the “wow” factor. The ideal entertainer situated on a 6,318m<sup>2</sup> block only 2 minutes north of Gloucester in the Meadows Estate. This home is uniquely designed and built with sustainable living in mind, nothing has been left to chance. Featuring a contemporary kitchen with marble bench tops, quality appliances for all cooking types and Alfresco living suddenly opens to a covered outdoor living space with Modwood decking, your life will never be the same.

This home boasts 390m<sup>2</sup> floor space, with 4 huge bedrooms, including study nooks and 3m built in robes there is room for everyone. Open plan lounge/dining/ kitchen with floor to ceiling stacker glass doors providing a seamless transition from indoor to outdoor living, in all weather. In addition to this open living, a separate family room and study, space will never be an issue. Wet room style 2.5 bathrooms, with double wall hung vanities, tiled to ceiling with wall hung toilets and ceiling dropper shower heads. Polished concrete floors with underfloor heating, carpet in bedrooms, split system reverse cycle inverters in every room with a 5KW Solar electricity system with SMA inverter this home is sustainable. Glass throughout the home has increased thickness and south and west facing upgraded to “smart glass” for optimum thermal efficiency.

Great for pets, this enclosed acreage has a fenced yard and provides distinct secure areas, whilst still perfectly positioned for a rural aspect from all directions. Oversized double garage and outside a Pad ready for your separate shed with power, plumbing and facilities.

6,318 sqm

**\$795,000**

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