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## Property Details



**6 Dunmore Rd, LARGS**

**This Is Living**

5  2  2 

**Property  
Preview**

Ducted Cooling

Study

In Ground Pool

Ducted Heating

Remote Garage

Deck

Floor boards

Courtyard

Outdoor Entertaining

Fully Fenced

Built In Robes

Dishwasher

Whether you want to relax and get away from it all, live more sustainably or strike a better work/life balance, this exceptional lifestyle property works in so many ways.

Hearing first the wind rustling through the palms and the laughing kookaburras, visitors cannot help but be impressed by the private entryway, beyond the expansive front lawn, that has the feel of a tropical resort.

On entering the home, segmented wings show how privacy and intimacy can be achieved in such a large home, with bedrooms separated from expansive living areas that are situated to soak up the northern sun. Truly eclectic, this charming home is the perfect combination of culture, character and cosy textures.

When the current owners look around, it isn't the furniture, finishes and timber floors they see, but the cherished memories ✦ Christmas mornings in the sun-drenched living room; sleepovers with kids sprawling about; long languid Sundays with the papers by the pool. In fact,

the owners were married here, such is the capacity for this home to entertain!

The kitchen is the heart of the home – a stylish blend of stone and natural tones, with a true butler's pantry that sees plenty of action in this busy household; it's where life is sorted out then tucked away. Storage abounds with pot drawers aplenty and open shelving in the pantry.

– We love our kitchen. It's the perfect flight deck for a busy family, says the current owner.

The home is both a winter wonderland – with soul-filling spaces around a combustion fire and outdoor fire pit – and a summer resort – with in-ground pool, tropical gardens and elegant pond stocked with mature fish.

There are some lovely outdoor living spaces allowing for entertaining on a large scale, or more intimately. You won't find a better set-up than the alfresco area here with security screening completely enclosing the space, an attached barbecue bar and a separate toilet for easy access from the pool.

It's as though you are in a high-end resort with many choices of how to spend your time.

Poolside barbecues, early morning laps and late-night dips – the backyard swimming pool is the very essence of the great Australian dream. With new – spray-pave – coping, fibre-glassing, saltwater filter and pump, the pool area is like new.

Against a backdrop of lush greenery, you'll love the firepit, a place that feels like camping where you can roast marshmallows and spend time together but enjoy the convenience of home.

For the homesteader, the large block is a virtually a mini-farm with an established orchard, many vegetable gardens and a large chook run, plus water tanks, a pump and irrigation, and an expansive solar array. And there's room to do much more.

Home is where the heart is, and this home has heart in abundance.

– We feel so blessed to be able to turn into the driveway and just be in our own sanctuary, say the owners, who are reluctantly leaving the area for work.

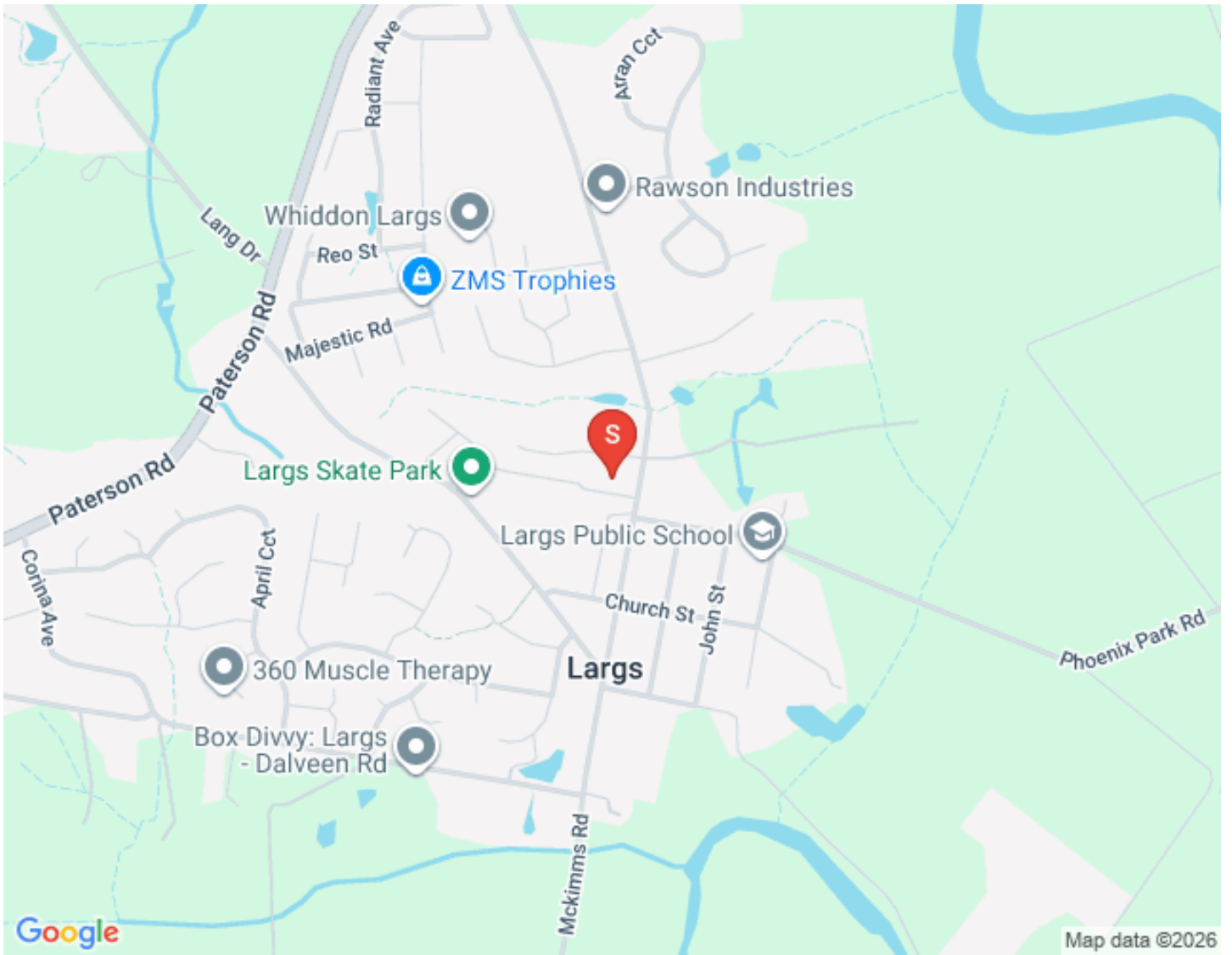
This property is a true escape from the rush of city life and its space and opportunities have been particularly welcome during the COVID-19 pandemic lockdown, where it has easily accommodated work and study from home options.

This property is proudly marketed by Patrick Howard. Phone 0408 270 313 for further information or to book your onsite individual inspection.

This property is proudly marketed by Patrick Howard 0408 270 313 for further information or to book your onsite one on one inspection.

First National David Haggarty, We Put You First.

Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons

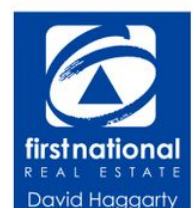


# Floorplan



## 6 Dunmore Rd, Largs

All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own inquiries and the contract for sale. The floor plans are artist's impressions only. The site plan is not to scale.



## Property Video

## Property Inclusions

### Front

Concrete drive

Parking bays

Turning circle

Flat lawn

Bamboo hedge

Two garage roller doors

Decked tropical garden entry way with deck lighting

Water feature

Front porch

# Lounge Room

Timber floors

Vertical blinds

Downlights

Three double power points

Phone connection

# Kitchen | Butler's Pantry

Butler's pantry

Automatic lighting

Stainless benches

Sink

Custom shelving

Timber floors

Beige cabinets

Granite benches

Double sink

Sliding window

Privacy roller blind

Downlights

Stainless steel dishwasher

Under bench Smeg pyroletic oven

Four burner gas stove

Smeg retractable stainless range

Fridge neish

# Living | Dining Room

## DINING

Timber floors

Glass pendant light

Combustion fire

Two double glass doors

## LIVING ROOM

Timber floors

Downlights

Timber venetian blinds

Sliding windows

TV point

Pivot door to yard

Security mesh door

Built in study nook with desk

# Main Bedroom | Ensuite

## MAIN BEDROOM

Sisal carpet

Floating shelving

Ceiling fan

Feature wall

TV connection

Three double power points

Double door robe

Walk in robe with doors

## EN-SUITE

Marble look floor tiles

Skylight

Exhaust fan

Downlight

Double towel rail

Free standing shower

Timber vanity

Wall shelves

Wall mounted mirror

# Bedrooms 2 -5

## BEDROOMS TWO - FOUR

Sisal carpet

Double door robe

Timber venetians

Dome light

Double power point

## FIFTH BEDROOM

Sisal carpet

Verticals

Sliding window

Dome light

Built in robe

# Main Bathroom

## MAIN BATHROOM

Marble look floor and wall tiles

Floating vanity

Skylight

Exhaust fan

Downlight

Dome light

Double door mirrored cabinet

Glass clear shower screen

Neish in shower

Two double towel rails

Deep bath in hob

Chrome tapware

Separate WC with shelving

# Laundry

Beige floor tiles

Stone bench

Exhaust fan

Broom cupboard

Under bench and overhead cupboards

Dome light

Laundry tub washing machine taps

Drop down ironing board

Double door linen in hallway

# Garage

Internal access

Electric Double doors

Double garaging space

Roof storage

Fluro lights

Fully lined storage room with window, power and fluro lighting

# Screened Alfresco

Screened outdoor area

Timber decked flooring

Two ceiling fans - rattan

Exposed beams

Pendant lights

Fully lined with security mesh

Storage buffet

BBQ pavilion

5 burner BBQ

Hot and cold water sink

Stainless steel bench

Timber bar

Fluro lights

Power point

WC

Drop down washing line

# Yard | Extras

## REAR

Four rainwater tanks

Irrigation system

Raised garden beds

Trellises

Chicken run - fully enclosed

Storage container

## SIDE

5 x 1000 L tanks with pump

Fenced lawn

Established fruiting orchard

Native Plum, apple, pear, orange, lime, lemon, kaffier lime, guava, finger lime, mango, grapefruit

Gravel fire pit area

## EXTRAS

Fujitsu inverter ducted AC

13.2 kW solar with inverter

Instantaneous gas hot water

NBN Connected

# Pool Area

Koi fish pond

Decked paths

Tropical gardens

Landscape lighting

Established palms

Black pool fencing

"Spray pave" epoxy pool surround - new

Saltwater inground pool

New saltwater filter

Recently re fibreglassed

New pump and filter

## Relevant Documents

[Marketing Contract](#)

## Comparable Sales

### 23 ARRAN CIRCUIT, LARGS NSW 2320

6 Bed | 2 Bath | 3 Car  
\$1,150,000  
Sold ons: 19/06/2021

### 15 ARRAN CIRCUIT, LARGS NSW 2320

5 Bed | 2 Bath | 3 Car  
\$1,100,000  
Sold ons: 16/02/2021

### 25 ARRAN CIRCUIT, LARGS NSW 2320

4 Bed | 2 Bath | 4 Car  
\$1,045,000  
Sold ons: 17/09/2020

### 3 GARDENIA CLOSE, BOLWARRA HEIGHTS NSW 2320

5 Bed | 2 Bath | 4 Car  
\$1,310,000  
Sold ons: 18/03/2021

### 123 BOLWARRA PARK DRIVE, BOLWARRA HEIGHTS NSW 2320

4 Bed | 2 Bath | 4 Car  
\$1,325,000  
Sold ons: 10/05/2021

### 7 MOUNT HARRIS DRIVE, MAITLAND VALE NSW 2320

4 Bed | 2 Bath | 2 Car  
\$1,060,000  
Sold ons: 11/06/2021

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## About Largs

Occupying a compact area of only approximately 5 square kilometers, this leafy pocket of the Hunter is ideally suited to families seeking peaceful lifestyle close to the Maitland CBD whilst remaining an easy five minute drive from the inner city and its lively Levee shopping zone. A heritage suburb originally settled in 1821 and boasting Australia's oldest continually running public school there are many historical gem homes scattered among more modern properties.

We acknowledge the Traditional Custodians of Country throughout Australia and pay respects to their elders past, present and emerging. The suburb of Largs falls on the traditional lands of the Mindaribba people.

## Schools

- Largs Public School
- Bolwarra Public School
- Maitland Grossmann High School
- All Saints Catholic Collage Maitland
- Saint Joseph's Catholic Primary School
- Hunter Valley Grammar School
- Linuwell Steiner School
- Maitland Christian School

# Cafes and Restaurants

- Bolwarra General Store and Cafe
- Maddies of Bolwarra
- Largs Pub
- Muse Kitchen
- Greenhills Restaurant Precinct
- The Coffee Cubby Woodville
- Icky Sticky Patisserie

# Shopping | Activities

- The Levee (Maitland Mall)
- Stockland Greenhills
- Morpeth Villiage
- Maitland Tase Festival
- Steamfest
- Largs Historical Village Walk

## About Us

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[Phone Pat](#)

[Email Pat](#)

## Disclaimer

First National David Haggarty a declare that all information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own inquiries.

All images in this e-book are the property of First National David Haggarty. Photographs of the home are taken at the specified sales address and are presented with minimal retouching. No elements within the images have been added or removed.

Plans provided are a guide only and those interested should undertake their own inquiry.