



15 ORTON STREET BARDEN RIDGE
SOLD \$2.620,000.00
Suburb Record for existing 20-year-old
plus homes smashed by \$480,000.00!

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James Holt
Residential

James: 0417 414 600
Office: 1300 798 687
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Personalised service and attention!

We loved working with James to sell our house. We found him knowledgeable about our area, positive but realistic about price expectations and very thorough with feedback and updates about potential purchasers. We knew our home had a very specific niche pool of potential buyers and James worked hard to identify and encourage those potential purchasers. We would have no hesitation in using James again or recommending James and his team to anyone

Wally and Mandy - VENDOR REVIEW 15 Orton Street- Verified by RateMyAgent



Detailed local knowledge!

The service we received from James was outstanding in every respect. He was attentive without being intrusive but was available to answer any and all questions that we put to him. His detailed local knowledge was invaluable to us in making decisions on the suitability of the suburb we chose. We would highly recommend James to future customers/clients looking for his services!

Steve and Bronwyn - BUYER REVIEW 15 Orton Street- Verified by RateMyAgent

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BARDEN RIDGE

6 3 6

Another Holt Result! - SOLD!

You will be hard-pressed to find a more perfect home for a larger or extended family. There is room for the in-laws, and out-laws and still room for teenage or even adult children that refuse to leave home. If you need to sell your existing home the vendors are willing to consider longer settlement terms.

Set on a commanding block, approaching 1000m2, with rear access and a wider than usual 25-meter frontage, allowing for some truly unique benefits. A circular driveway gives access to two separate double garages plus extra off-street parking on the side. For those with tradie vehicles, boats, trailers, or caravans there is rear access for off-street parking plus a third double garage. Now that is indeed a rarity in quiet suburbia.

This generously proportioned home boasts multiple living areas, quality fixtures, and fittings throughout with endless options to accommodate the largest of families. Spacious bedrooms on the ground floor are ideal for in-law or teenage accommodation and provide enough room for the entire family to spread out and relax in one of the many zones the property has on offer. Upstairs could be completely self-contained if need be with the master suite and large living area.

House Sold

Listing ID : 61898300

Price :

Contact



The alfresco entertaining area (with outdoor ceiling heaters) adjacent to the inviting in-ground pool is great for the casual BBQ all year round and can be supercharged to easily accommodate the obligatory 21st birthdays, engagement parties, and the like. The private covered outdoor spa is perfect for those more intimate occasions.

Other features include:

- Workshed with rear gated access to reserve
- Saltwater solar heated pool
- Large covered, entertaining alfresco area with skylights
- Enclosed covered 6-seater jacuzzi
- Media/ Rumpus room with pool table, and cocktail bar
- Large view catching balconies from rumpus and master bedroom
- Two Master bedroom retreats with ensuite & walk-in robes
- Home office with built-in desk & storage, possible 7th bed
- Hostess kitchen with quality appliances + inside BBQ
- Ducted air conditioning throughout
- Nineteen solar panels to reduce your power bills
- Walk-in storage and linen cupboard
- Spa Bath and modern bathrooms
- Dual double garages with remote roller doors
- Easy access and exit wrap-around circular driveway
- Side access for extra off-street parking
- Double blinds and downlights throughout
- Extra storage options on each floor and at the rear of garages
- Low maintenance gardens with auto sprinkler systems at the front

Located less than 200m walk from Sutherland Shire Christian School, and about 2.5 km to the Ridge athletics fields, sporting clubs, golf course, and an array of parks and reserves. A whisper-quiet location with almost zero drive-by traffic except for those who live on this sought-after street.

There really are too many features and benefits to list to be truly appreciated. Inspect at the open home and or by appointment. See you soon.

