



## 86 Rickard Road Warrimoo NSW

5 4 2

**LOCATION** - Set in a private and tranquil setting this massive 7227m<sup>2</sup> block is backing onto bush allowing a relaxed lifestyle. Conveniently positioned just moments away from rail services, bus stop, schools, Warrimoo oval and parks.

**STYLE** - An exclusive magnificently renovated multi level home which amplifies luxury while showcasing striking views that will take your breath away.

**LAYOUT** - Four open plan grand design living rooms, 5 bedrooms all with built in robes, master bedroom with his and hers walk in robe and lavish ensuite with huge bath, shower and dual basins, 4 1/2 bathrooms overall elegantly designed, plus a self-contained studio with kitchenette (no oven), lounge and family room and bathroom - perfect for a home office, guests or hobbies.

**Type** : House  
**Price** : \$ 1,400,000  
**Land Size** : 7227 sqm  
**View** : <https://www.chapmanrealestate.com.au/sale/nsw/hawkesbury/warrimoo/residential/house/7161180>



**Claudia Hayes**  
02 4751 8266



**Jonathan Crisp**  
02 4751 8266

[For full version visit the website](https://www.chapmanrealestate.com.au)

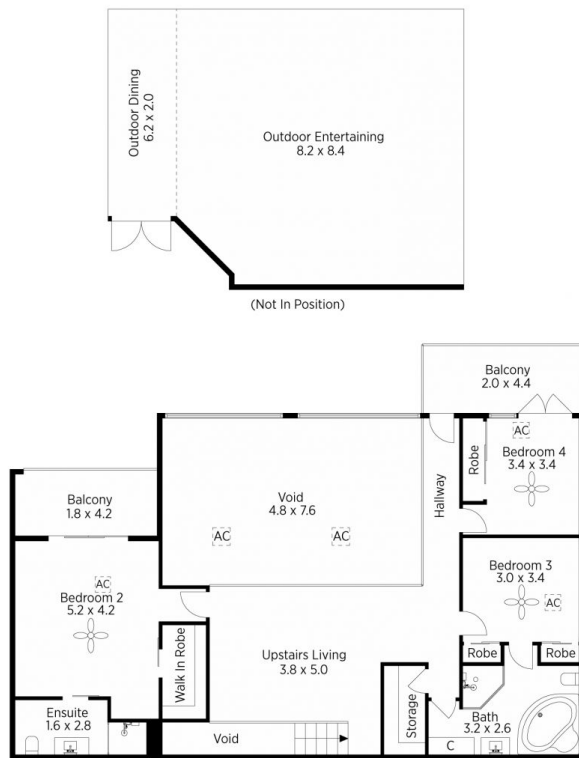
<https://www.chapmanrealestate.com.au>



A 3D architectural rendering of a modern house floor plan. The house features a large open-plan living and dining area with light wood flooring. The living area includes a grey sofa, a coffee table, and a fireplace. The dining area has a white table and chairs. The kitchen is equipped with a grey island, white cabinets, and a sink. There are two bedrooms, each with a bed and a nightstand, and a bathroom. A large garage on the left side of the house contains two cars, a white sedan and a black sedan. The house has large windows and a balcony. A blue arrow points to a specific area in the living room.

The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

Chapman



This floor plan shows a 4-bedroom house with a double garage, sunroom, and formal lounge. The layout includes a double garage (8.0 x 5.8), a sunroom/leisure area (4.8 x 4.4), a living/entertaining area (5.2 x 7.8), a family room (4.8 x 4.2), a dining area (4.4 x 4.6), a formal lounge (6.4 x 5.6), a master bedroom (6.4 x 5.6), a bedroom 5/study (3.2 x 3.8), a kitchen (4.8 x 4.0), a meals area (3.8 x 4.0), a laundry/toilet (1.6 x 4.2), an ensuite (4.8 x 2.4), a storage room (1.6 x 1.6), and a wip (1.4 x 1.8). The plan also features a central hallway, a linen closet, a robe, and a blue arrow indicating the entrance.

**Rooms and Dimensions:**

- Double Garage: 8.0 x 5.8
- Sunroom/Leisure: 4.8 x 4.4
- Living/Entertaining: 5.2 x 7.8
- Family: 4.8 x 4.2
- Dining: 4.4 x 4.6
- Formal Lounge: 6.4 x 5.6
- Master Bedroom: 6.4 x 5.6
- Bedroom 5/Study: 3.2 x 3.8
- Kitchen: 4.8 x 4.0
- Meals: 3.8 x 4.0
- Laundry/Toilet: 1.6 x 4.2
- Ensuite: 4.8 x 2.4
- Storage: 1.6 x 1.6
- WIP: 1.4 x 1.8
- WIR: 1.8 x 2.0
- WIR: 2.0 x 2.0

**Other Features:**

- Hallway
- Linen
- Robe
- Ref.
- Ovr.
- DW.
- P.
- Bar: 2.8
- Ref.
- DW.
- C.
- Bath

The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

Chapman