

Your

SPACE™

Sudha Real Estate Magazine



Est. 1992



2004
MACARTHUR
SMALL BUSINESS
AWARDS

Outstanding
Real Estate Agency

Finalist

Space Real Estate

Co-ordinator:

Precedent Productions

Media Partner

Advertiser
Advertiser
Advertiser

Support Sponsors

drive.com.au

Prospect Credit Union

Campbelltown
Council

Woolworths

bet

Coordinated by

Precedent
Productions

We have been open for nine months and the feedback has been tremendous. At Space Real Estate, we aim to be the best. We strive to shine in every area of our business, continually reinventing ourselves as we find better ways to achieve our clients' goals. We are a learning organisation. We regularly review our structure, systems and processes, asking ourselves: How can we improve our service to our clients?

Our sincere thanks to our clients for making us one of the FINALISTS in this prestigious award.

Copyright © Sudha Sudharshan (Real Estate) Pty. Ltd. The information contained within Your SPACE is given in good faith, obtained from sources believed to be accurate. The views expressed by contributors are not necessarily those of the publisher Space Real Estate, who do not expect or invite any person to act or rely on any statement, opinion or advice contained herein. Sudha Sudharshan (Real Estate) Pty. Ltd. Trading as Space Real Estate and employees will not be liable for any opinion or advice contained within this magazine.



*Inspired use of design,
light and space to
create an effortlessly
sophisticated
Bridgewater Haven*



Camden South

Asking price: \$769,000

Soaring ceilings, European style light fittings & Timber floors throughout downstairs, combined lounge & dining, huge family room, very well appointed Tasmanian Oak timber kitchen is a chefs delight features granite bench top & top of the range stainless steel appliances, massive size rumpus room with down lights leading to an outdoor entertaining area, reverse cycle ducted air-conditioning, ducted vacuum, alarm system, powder room, large laundry with ample linen space & chute from the main bathroom and extra large remote control double lock-up garage with single drive thru & internal access. Enter into this wide hallway by fantastic timber stairs, master suite with corner bath ensuite & walk-in robe, 2nd & 3rd bedrooms are with walk-in robes & 4th room with 3 door built-in. Undoubtedly one of Bridgewater's most desirable residences, this exceptional 45 squares double storey home is tucked away in a quiet street and offers a striking architect design that emphasises space and natural light.

5



3



2



visit: www.yourspace.com.au to view virtual tour & floor plan

1



The consideration and attention to detail in this brand new family home will surely impress the most fastidious.



Harrington Park

Asking price: \$595,000



4



2



2

Every feature has been created to enhance your lifestyle. All traffic areas are laid with stunning Tasmanian Oak Timber floors & quality carpets to formal living & bedrooms. Soaring ceiling & down lights throughout, separate spacious formal lounge, separate dining, cathedral ceiling in the family area, fantastic kitchen to make any chef jealous, sun-drenched separate rumpus room, sliding door access to pitched roof outdoor entertaining area from rumpus & family, all 4 bedrooms are located at the rear of the property to give you maximum tranquillity & privacy, deluxe Master suite with ensuite & walk-in robe, double built-ins to others & double lock-up garage with internal access. Exclusive and all-encompassing are words that come to mind when you view this home. Space Real Estate had recently sold one of Bellcrest's fine touched single storey masterpiece for \$730,000 in the same Estate.



*Cul-de-sac and
close to Mt Annan
Shopping Mall*



Narellan Vale Asking price: \$395,000

Great cul-de-sac location - 4 bedroom home - fantastic value for the money. Ideally located & close to Mt. Annan shopping centre and Sports & Leisure centre this fine property features; combined lounge & dining, informal dining & family room with reverse cycle split system air-conditioning, kitchen with gas cooking & plenty of pantry space, master suite with ensuite, walk-in robe & ceiling fan, double built-ins to others, large outdoor entertaining area leading to level & spacious back yard, double size garden shed & drive thru single lock-up garage.

- 4
- 2
- 1





Occupying an enviable corner position, this fantastic family home gives you 180 degree views to Razorback.



Harrington Park

Asking price: \$695,000

One of Champion homes masterpiece offers; combined formal lounge & dining, informal dining & family area off brilliant kitchen with Blackwood timber, ducted range hood, wall oven, dishwasher & plenty of pantry space. Big enough to blast your home theatre system or to enjoy your billiard in this massive size rumpus room with down lights, study or 5th bedroom with full bath, ample storage space, if this living wasn't enough then you have another game/media room upstairs accessible to the balcony to simply enjoy the view. Master suite with walk-in robe & double wash ensuite suite & double built-ins to other 3 generous size rooms. Four lock up garages, 2 to each side of the house, Solar heated 10 x 5 mtrs salt water concrete swimming pool, 6.5 HP 3 zones reverse cycle ducted air-conditioning & alarm system. This home provides excellent value for those with flair or just seeking something different.

- 5
- 3
- 4

visit: www.yourspace.com.au to view virtual tour & floor plan



Dripping with elegant & quality fittings, ultimate in seamless indoor-outdoor living and showcases cutting-edge design.



Harrington Park

\$730 000



4



2



2

Separate formal lounge with home theatre setup, soaring ceiling & down lights throughout. Tasmanian oak timber floors, very well appointed hand painted kitchen is a chefs delight, features granite bench top, stainless steel appliances, built-in dishwasher, ducted stainless steel range hood etc. The master suite is the "piece de resistance" with words unable to describe the privacy and romance you feel when you walk in the room. Luxurious gaming room with a shiny wet bar & a separate family room with home theatre setup, 6.5 HP 3 zone, reverse cycle ducted a/c, alarm, double garage with remote control & internal access, ducted vacuum. Enjoy your outdoor in this pavilion with decorating down lights & sound system and in-ground swimming pool. You don't need a weekend away, every day is a weekend in this executive home.



*Another Masterton
fine touched &
affordable home in a
great cul-de-sac.*



Narellan Vale

Asking price: \$439,000

Open plan formal lounge & dining with tiles throughout, large family/informal dining area off kitchen with reverse cycle split system air-conditioning. Rumpus room leading to an outdoor pergola for outdoor entertainment, master suite with walk-in robe, ensuite & timber venation blinds, built-ins to all other 3 bedrooms.

Beech timber kitchen with stainless steel appliances & dishwasher, remote control alarm system & double lock-up garage with internal access.

Located in a quiet cul-de-sac, close to all amenities in a location that is brilliant for bringing up a young family.

- 4
- 2
- 2







Feel honoured to arrive at the front door of this unique family home.




Harrington Park Asking Price \$699,000

Be welcomed by a dynamic use of polished porcelain floor tiles as you make your way to the family area to a breathtaking view to the pool. Be captured by the views immediately, only to turn back to the inspiring design of the home, which continues through to a gorgeous. Granite bench top kitchen/dining area - Soaring ceiling & down lights - Separate formal lounge & dining - Family & separate rumpus room - Powder room & ample storage space - Upstairs with parent retreat leading to a balcony - Master suite with bay window retreat overlooking the pool, ensuite suite & walk in robe - 6.5 HP 3 zones reverse cycle ducted air-conditioning - Detached remote control triple lock-up garage - Outdoor entertaining area - & Gas heated waterfall in ground Riviera concrete pool to enjoy outdoor all season. This home is designed for those who want to live life to the fullest goes on. Arguably the best family lifestyle available - a must to inspect.

4+1 

2.5 

3 

Go Straight To The Top!

For your conveyancing needs



Macarthur's Fastest Growing Conveyancers

Offering...

- Conveyancers prices with solicitor backup
- We guarantee to make your sale purchase simple and pain free
- Let us worry about the details, you just pack.

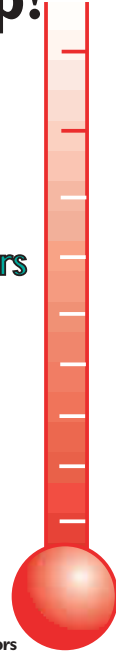
Call us for an obligation free quotation

Tel: **4648 4000**

Suite 6, 1st Floor, 342 Camden Valley Way, Narellan

www.toplineconveyancing.com.au

Topline Conveyancing is wholly owned by Bowring Macaulay & Barrett Solicitors



LAND FOR SALE



Harrington Park

553Sqm

\$289,000



Bridgewater

800Sqm

\$369,000



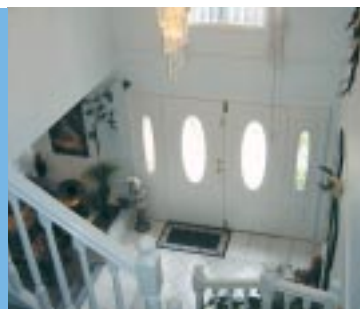
Balmoral Village

5 Acres

\$449,000



Stunning double storey family home in a beautiful tree lined street.



Harrington Park

Asking Price \$659,000

Welcome your guest in to this elegant estate through the grand double door entry to a 15 foot high ceiling area with chandelier, sunken formal living & dining bay windows overlooking the lake and the park.

Fabulous kitchen with bay windows, dishwasher, breakfast counter & plenty of pantry cupboards, generous size informal dining area off kitchen, separate rumpus room leading to outdoor entertaining area, massive size laundry, study or teenage/parent room with full bath facility, luxury spa bath in main bathroom, security alarm system, triple remote controlled lock-up garage with ample storage space.

Beat this summer heat with the powerful 6.5 HP reverse cycle ducted air conditioning, 6 outlets ducted vacuum & still plenty of yard left to enjoy the outdoor. This lavish home will satisfy those who desire every luxury and comfort.

5



3



3



visit: www.yourspace.com.au to view virtual tour & floor plan



*Horse Lovers
Paradise
on 60 acres.*



Tarlo (Goulburn)

Asking Price \$749,000



4



2



2

Revelling in an idyllic rural setting only 10 minutes drive to Goulburn CBD this fantastic cleared & fenced 60 Acres features pasture improved grazing country.

Brick veneer 4 bedroom house needs some minor attention including painting. "L" shape lounge & dining with air-conditioning & slow combustion fire place. Meals area off kitchen, built-ins to all rooms & distance view to the acres, outdoor entertaining area and double lock-up garage.

6 Paddocks, 8 dams (3 spring-fed) & a seasonal creek, 30 x 60 ft aluminium shed with concrete slabs formally 8 stables, separate machinery shed and two water tanks totalling 33,000 gallon. Horse training track (needs some attention), suitable for most rural pursuits including horses, cattle, goats etc. Also for crop growers and if not simply enjoy the space.






An affordable family home on a 1/4 acre block.



Buxton Asking Price \$369,000

Great cul-de-sac location family home, separate formal lounge & dining with bar, air-conditioning & ceiling fans, massive kitchen with breakfast counter & informal dining area, family room with slow combustion fire place accessible to a sun room, master bedroom with ensuite suite & robe, 3 more bedrooms 2 with double built-ins, separate study or 5th bedroom, covered outdoor entertaining area, above ground swimming pool, double size 2 garden sheds, detached double lock-up garage with single drive thru & carport, side access to the outdoor entertaining area with washroom facility & still plenty of room left in this family home backyard.

- 5 
- 2.5 
- 2 



Pinnacle of elegance, this stunning residence is brimming with sun-light and superior finishes.



Harrington Park

Asking Price \$539,000



4



2.5



2

This uninterrupted views to the lake home features; formal living and dining, space to relax over bay windows, easterly aspect kitchen with granite bench top, top of the range stainless steel gas cook top & electric oven & dishwasher, powder room & internal laundry with double linen press, master suite with ensuite suite, 4 doors built-ins & private balcony with uninterrupted complete water views, 4 doors built-ins to other double size 3 bedrooms, from the wider hallway access to another balcony, double lock-up garage with storage space & internal access, reverse cycle ducted air-conditioning & alarm system. Ideal for an executive couple - low maintenance garden.



*You'll be the envy
of all your friends
in this double storey
Clarendon home.*





Harrington Park Asking Price \$695,000


As you step into the grand entrance of this prestigious home, you'll be enveloped in a feeling of warmth and mystique urging you to discover more about this inviting home.

Separate formal lounge and dining with quality fittings, informal dining area with bay window overlooking the in-ground concrete swimming pool, large kitchen with dishwasher and walk in pantry, huge rumpus room & guest toilet. You'll be amazed at how spacious the upstairs living is with separate parents retreat area, master suite has double door entry, massive size ensuite with a corner bath, walk in-robe and enough room for additional parent retreat & study.

8 HP reverse cycle ducted air conditioning with 13 outlets and 3 zones and internal piped music, double lock-up garage with internal access, separate storage space, outdoor entertaining area.

4+1 

2.5 

2 



You could get everything you ask for in this dazzling double storey home situated on 1 acre block.



Picton

Asking Price \$829,000

 **4+1**

 **2.5**

 **3**

Separate formal lounge with slow combustion fire place, separate formal dining, open plan family room, informal dining with bay windows overlooking the pool, separate study, Tasmanian Oak timber kitchen with plenty of pantry space, massive size separate rumpus room, guest toilet.

If this living space isn't enough then you have a parent retreat, upstairs with distance mountain view & a private balcony, master suite with its own retreat with bay windows, ensuite suite with corner bath, walk-in robe, built-ins to all other 3 bedrooms.

Security alarm system, intercom, 3 zones reverse cycle ducted air-conditioning, large pergola leading to solar heated in ground salt water pool with water fountain, massive fish pond with water fountain next to the pool, double size garden shed & triple lock-up garage.



This could be you when your investment property is managed by Space Real Estate.

*We guarantee our service in writing!
Within 3 months if you are not completely satisfied with our service, we will reimburse the management fee incurred for that period with no questions asked.*

We deliver results not excuses - you are just one phone call away from experiencing our superior guaranteed service.

Space for your appointments

July		August		September	
T 1	_____	S 1	_____	W 1	_____
F 2	_____	M 2	_____	T 2	_____
S 3	_____	T 3	_____	F 3	_____
S 4	_____	W 4	_____	S 4	_____
M 5	_____	T 5	_____	S 5	_____
T 6	_____	F 6	_____	M 6	_____
W 7	_____	S 7	_____	T 7	_____
T 8	_____	S 8	_____	W 8	_____
F 9	_____	M 9	_____	T 9	_____
S 10	_____	T 10	_____	F 10	_____
S 11	_____	W 11	_____	S 11	_____
M 12	_____	T 12	_____	S 12	_____
T 13	_____	F 13	_____	M 13	_____
W 14	_____	S 14	_____	T 14	_____
T 15	_____	S 15	_____	W 15	_____
F 16	_____	M 16	_____	T 16	_____
S 17	_____	T 17	_____	F 17	_____
S 18	_____	W 18	_____	S 18	_____
M 19	_____	T 19	_____	S 19	_____
T 20	_____	F 20	_____	M 20	_____
W 21	_____	S 21	_____	T 21	_____
T 22	_____	S 22	_____	W 22	_____
F 23	_____	M 23	_____	T 23	_____
S 24	_____	T 24	_____	F 24	_____
S 25	_____	W 25	_____	S 25	_____
M 26	_____	T 26	_____	S 26	_____
T 27	_____	F 27	_____	M 27	_____
W 28	_____	S 28	_____	T 28	_____
T 29	_____	S 29	_____	W 29	_____
F 30	_____	M 30	_____	T 30	_____
S 31	_____	T 31	_____	F 31	_____

You don't get what you deserve, you get what you negotiate.
We negotiate for you!™