

# FOR SALE

177 GREBERTS ROAD, WHITEMAN CREEK, NSW, 2460

3  | 3  | 10 



## PRIVATE RURAL POCKET WITH NEW BUILD – PRICED TO SELL!

PRICE: \$730,000 - \$790,000

OPEN FOR INSPECTION:  
N/A

Mid-way through 2020, our current custodians stumbled across a gorgeous small acreage for sale (approx. 2.1 ha), bordered by Whiteman Creek with an expiring building entitlement attached. Retaining the building entitlement here was favoured by our seller's experience in construction and so the 2-year (approx.) project was embarked upon.

Like with most rural builds, the shed was the first construction and was completed approximately 6 months after purchase. Coming in at an impressive 15m x 9m x 3.2m at the guttering, it will certainly meet all your pursuits. Mezzanine storage extends the floorspace, there is drive-through access to the rear, and an internal room is perfect for the home business. The council approved bathroom is a clear advantage, whilst power, water tanks and the independent septic system service both the home and shed.

For those appreciating a new build, the home is offered less than 6 months of age and what a blessing that is, given our current disruption to the building trade. The interior offers a seamless blend of crisp white and tasteful accents in neutral shades that complement the external environment.

The Northern aspect ensures the kitchen is sun-kissed in the morning. Stone benchtops, modern appliances & a walk-in pantry keep the family chef inspired. The servery opens straight onto the substantial hardwood timber deck and the air-conditioned open plan living feels extended by generous windows.

**Kylie Swift // 0488 161 621**

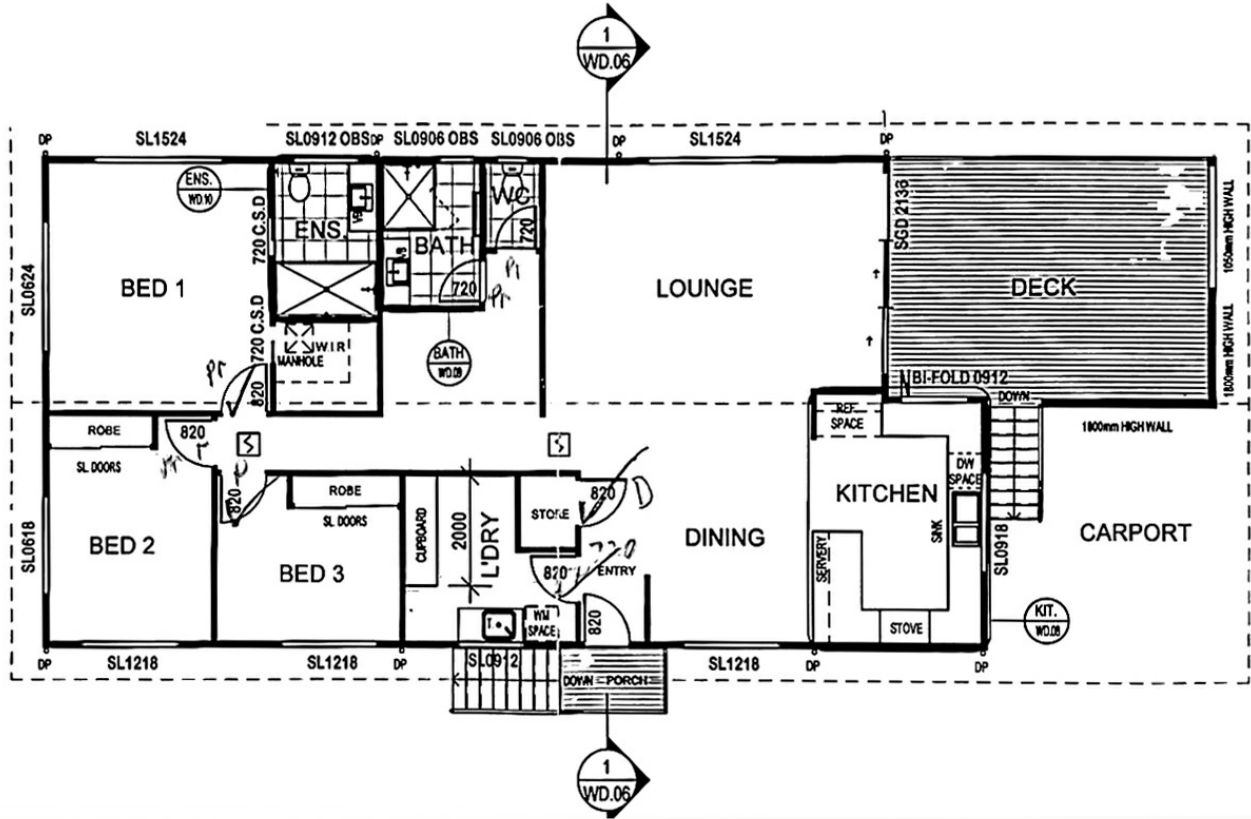
kylie@virtueproperty.com.au // www.virtueproperty.com.au



# FOR SALE

177 GREBERTS ROAD, WHITEMAN CREEK, NSW, 2460

3  | 3  | 10 



**Kylie Swift // 0488 161 621**

kylie@virtueproperty.com.au // www.virtueproperty.com.au

