



# FOR SALE

## THE PERFECT MIX COUNTRY LIVING, WITH LOTS OF AMENITIES INCLUDING PENRITH BEACH ONLY 3.5KG AWAY.

This Large 1 story Home boasts 7 good sized bedrooms, 4 bathrooms situated on 2.3 Hectares of land nestled in lush, picturesque surroundings, this property will provide the ideal home for a large family or even an opportunity to build a business (stco).

### The Home:

This beautiful home has a large formal lounge with combustion fire place, walking through the French timber doors to a formal dining area and massive eat in kitchen with solid timber cabinetry, bench top, 4-seater breakfast bar, down lights and stainless-steel appliances overlooking a neatly manicured yard and large inground salt water pool. Separate rumpus catering to the big family, there are 2 master bedrooms both with en-suites 1 with spa bath, 6 of the 7 bedrooms with built in robes, 1 currently set up as an office with fixed desk and book shelves which could be removed to make the 7th bedroom. Large laundry and 2 main bathrooms with separate toilets. Inside this massive home you'll find all the modern comforts you'd expect and more, this home divides into 2 separate living areas perfectly suited to a blended family either with older family looking for independence while having their own private space or young adults wanting some independence, there is even a possibility with some modifications to make this into a totally independent duplex to draw a good rental return, on town water and electricity. The property features wrap around bull nose veranda, a fenced off grassed area overlooking the in-ground salt water pool, 3 secure lock-up garages with studio, plenty of parking space, you will have plenty of storage and room to move, 5 post rail paddocks, tar sealed driveway front and 2 side property access gates, you will also benefit from ducted cooling and heating system, combustion fire place and water tanks to help keep the grounds looking lush.

### The Office:

This fitted out large shed/ office space features 3 good sized offices, 1 with walk in storage space, kitchenette, bathroom, and large open plan meeting or display room. Private fenced court yard off the back, a massive mezzanine storage space above the office space, room to park 3 cars within the front of the shed that can be securely locked.

If you're looking for the perfect balance of work and home life then this could be the property for you. Town water, water tank, electricity and 3 phase power.

Do not miss this incredible opportunity to own a beautiful piece of paradise, this property will

7 BED | 4 BATH | 3 CAR

### PRICE:

Contact Agent

### OPEN FOR INSPECTION:

N/A



**Jocelyn Marrian**

**0405164446**

jocelynmarrian@atrealty.com.au

Jocelyn Realty



223- 227 Hinxman Road, Castlereagh Road NSW 2749

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.