



# FOR SALE

## LIFESTYLE MEETS OPPORTUNITY – HIGH-EXPOSURE HOLDING WITH HOME, INCOME & DEVELOPMENT UPSIDE

Positioned in one of regional NSW's most strategic growth corridors, this exceptional property delivers a rare combination of quality family living, established business use, and future development potential — all set on a substantial 9,785sqm\* site with outstanding Newell Highway exposure.

Whether you're looking to occupy, invest, operate a business, or redevelop (STCA), this is a true multi-dimensional asset in a booming regional centre.

### The Residence – Space, Style & Entertaining

Privately set within the property, the home is a beautifully presented four-bedroom, two-bathroom residence designed for modern family living.

At its core is a stunning, well-appointed kitchen featuring a large island bench, quality appliances, and excellent storage — seamlessly connecting to expansive open-plan living and dining areas.

### The home offers:

- \* Light-filled modern open-plan living with multiple zones
- \* 4 generous bedrooms, including a comfortable master suite with WIR and luxury ensuite
- \* Large main bathroom and laundry
- \* Revercycle heating and cooling
- \* Large laundry and excellent internal storage

### Outdoors, the lifestyle continues with:

- \* Covered entertaining area with separate bar and BBQ zone
- \* Swimming pool set amongst extensive manicured gardens
- \* Private, relaxed setting ideal for family living or hosting

4 BED | 2 BATH | 10 CAR

PRICE:  
Contact Agent

OPEN FOR INSPECTION:  
N/A



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