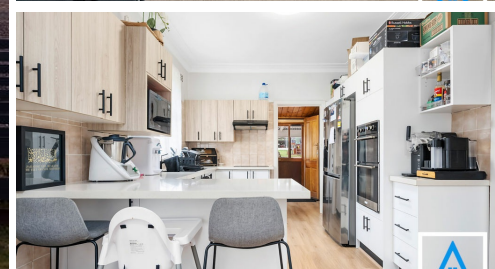


18 SAINT JAMES ROAD, VARROVILLE, NSW, 2566



FOR SALE

2.5 ACRES - THREE DWELLINGS - POOL - HUGE STORAGE & WORKSHOP

Set within the tightly held rural-residential enclave of Varroville, this exceptional 2.5-acre property presents an extraordinary opportunity for families seeking space, privacy and an enviable acreage lifestyle.

Offering three separate dwellings, an inground pool, dam, cleared fenced land and multiple entertaining and recreation areas, this is a property that truly needs to be experienced to appreciate its scale and versatility.

Dwelling A - Spacious Family Home

The main residence combines generous proportions with a number of thoughtful updates, creating a comfortable family home with plenty of space to spread out.

Features include:

- Four spacious bedrooms with built in robes to three
- Walk-in robe and ensuite to the master bedroom
- Renovated kitchen
- Renovated bathroom
- Large lounge room with split-system air conditioning and combustion fireplace
- Separate dining area
- Three bathrooms
- Mudroom
- Double carport

Dwelling B - Additional Independent Living

Ideal for extended family, guests, teenagers or potential rental accommodation, the second dwelling provides comfortable independent living.

Features include:

- Large bedroom with mirrored wardrobe
- Modern kitchen
- Separate living space
- Split-system air conditioning

9 BED | 7 BATH | 13 CAR

PRICE:

Just Listed

OPEN FOR INSPECTION:

N/A

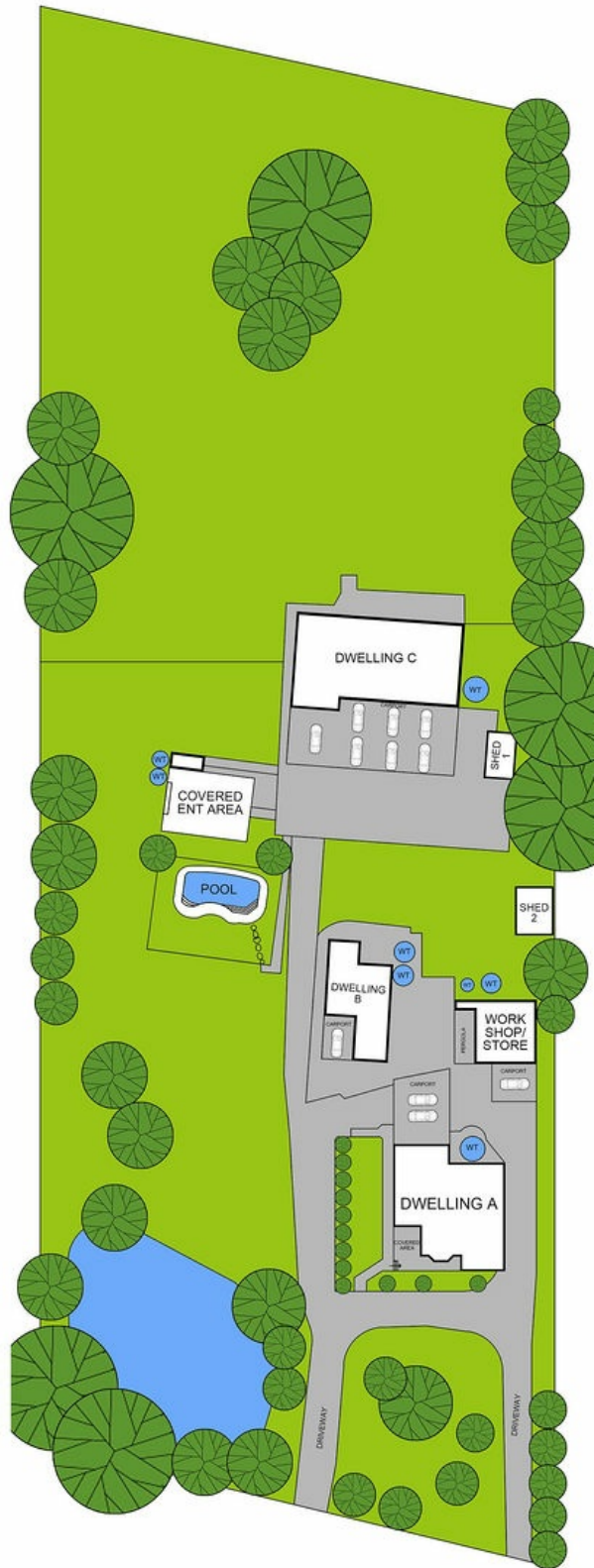


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SITE PLAN



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.

18 St James Road, Varroville

Huss Al Salemi • All measurements are approximate • Drawn for marketing purposes only

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