

## Two Homes on a Quality Acreage

A truly first class property on offer here...A superb rural holding, suitable for various pursuits, but ideally catered to those looking for dual accommodation, or two families/in laws looking for something where there is nothing to do but move in and enjoy the quality improvements and facilities available. A superb set up for horses, dogs, or those looking for ample shedding/stables and excellent dog proof fencing...

- Seven or eight spacious bedrooms in total, separate dwellings with a common roofline, built ins to all, options for study/office or cinema room/rumpus room
- Both homes have quality kitchens, gas cooking, open plan designs
- Extensive living areas throughout, formal and informal, modern designs, options for open plan or separate living spaces, ample access points for both dwellings
- Split system air conditioning and gas heating throughout, ceiling fans
- Huge covered outdoor entertaining area overlooking the property
- Various shedding on the property, holding yards, 3 stables, all fully powered, separate wash bay
- Six bay garage separating the two dwellings as well as ample external car accommodation
- Separate lock up shed with feed/tack room with kitchenette, superb entertaining/ boys room
- 8 separate paddocks, all gated and easily accessible, brilliant set up for horses, dogs, or other livestock, town water

This brilliant property truly must be viewed in order to be fully appreciated. If you are in the market for anything like this it really is worth inspecting. The improvements and set up cost of this property far outweigh the current asking price and the vendors have instructed us to get a result...Thirlmere is located on the outskirts of Picton, and is well loved for the quality of lifestyle available. A village with plenty of character, it draws thousands of people every year with its train museum and annual festival of steam. Approximately one hour from Sydney's CBD and 45 minutes to Wollongong, the location is ideal for those looking for a semi rural lifestyle but needing to commute to town for work...Enquire today!!



**Gerard Smith**