

## Unique in every way on 19 Acres

Modern cliff top property is really something special with loads of character; privacy and also has great potential for a bed & breakfast set up, or a prime weekend get away to kick back and relax. City meets country in this beautiful modern city feel home, set in a rural setting. Featuring beautifully polished timber floorboards, cathedral ceiling and an impressive open plan living. Step outside onto your renovated veranda, with views that will literally take your breath away as you watch the sunset rise and fall over Cataract Gorge. Weekends will be a great day out as you go kayaking on the river, swimming during the night in a spotlight lit up pool or relaxing in your very own sauna. With quality features and inclusions such as:

- 3 bedroom home plus a poolside cabin with ensuite
- Large modern kitchen with a rural outlook
- 2 living areas, 2 jetmaster fire heaters, solar panels, solar hot water
- Air-conditioning, In-ground Swimming Pool, Quality Finnish Sauna
- Double carport, various storage options & 2 large water tanks plus 3 smaller water tanks
- Dams, raised vegetable patches, enclosed chicken pen and town water

This fantastic property has established fruit trees: citrus, pomegranate, quince, pear, peach and apple. Also has large fox - free chook yard and chook "villa"; - room for horses, potential for land clearing and pasture.

Douglas Park has fast become one of the premium locations in the Wollondilly Shire. Loved for the relaxed, semi-rural lifestyle on offer and the friendly community based atmosphere, this is one of the major drawcards for the area with its superb access to both Sydney and only a 25 minute drive to Wollongong. You have the best of both worlds in Douglas Park being just 10 minutes approx from local school, shops, freeway and train station, improve your lifestyle today!!



**Gerard Smith**