

## A1 Value- Location- 20 acres

THIS PROPERTY IS PRICED TO SELL AND WILL NOT LAST LONG ON THE MARKET!!

A stunning 20 acre property in a perfect location, featuring an expansive rural house set in beautiful easy care gardens capturing the magical views to relax and enjoy. This country home would have to be one of the best rural properties on the market today.

The current owners have enjoyed the property for many years and are sad to go but due to downsizing in retirement its time to make the move!

Post and rail fencing and pasture improved acres are a highlight and the massive dam at the rear of the property. The country style home has been renovated over the years offering the modern comforts with the benefits of the character of the years gone by.

This is large acreage on the fringe of town in a sought after area very hard to find.

There are several paddocks, various shedding for storage and old yards for the stock.

It is an ideal set up for anyone looking for a private hideaway to relax and enjoy the rural lifestyle away from the city lights.

The property is near level mostly cleared acres and would be ideal for horses, cattle grazing of just a hobby farm.

- Appealing 5 bedroom weatherboard home on 20 acres
- Modern kitchen, open living areas and combustion heating
- Built ins, down lights and verandah front
- Various yard and shedding to utilize
- Impressive dam cleared pasture improved acres
- Perfect presentation, high ceilings, ducted a/c, open fireplace, 2 bathrooms

The Oaks is situated just one hour and 15 minutes drive from Sydney and 45 minutes from Wollongong's beautiful beaches. It is renowned for its semi rural lifestyle and family friendly atmosphere. With major cities now so accessible, buyers looking for a lifestyle change.

The owner is highly motivated to sell and will consider all reasonable offers. To arrange your inspection today please call our office today.

Disclaimer: Whilst every effort is taken to ensure accuracy of this listing, we accept no responsibility for errors or omissions. We encourage you to seek your own independent legal and / or financial advice prior to making any commitment or decision.



**Gerard Smith**