

## Executive Residence on 10 Acres

THIS PROPERTY IS LOCATED IN RAZORBACK 8 MINUTES FROM PICTON.

Rural views are on display in the sale of this prestige property nestled high on the Razorback range. It's a picturesque block that would be ideal for the young family attracted to horse riding, motorbikes or utilizing the large machinery shed for a home business. This exclusive property is unique and sure to impress the right buyer, offering the opportunity for ideal hobby farm or weekend getaway from the hectic city lifestyle. The owners have instructed us to sell this wonderful property certainly below replacement value.

- Appealing 4 bedroom home and study on 10 acres
- Functional kitchen with a terrific outlook
- Formal and informal living areas
- High ceilings, walk in pantry, built-ins & ensuite to master
- Circular drive, double garage and internal access
- Huge machinery shed 22x12m with workshop & 3 phase power
- Ducted air conditioning and vacuum system throughout
- Landscaped gardens & magnificent rural views

Razorback is a popular area situated 5 minutes drive from Picton township and approximately 12 minutes to Camden. The area is highly exclusive and prominent attracting buyers looking for a peaceful rural change. Wollongong beaches approximately 45 minutes away. This area has a lot to offer and an inspection would be highly recommended and are by appointment only.



**Gerard Smith**