



## Large Private Family Home - on 5 Acres

This is a truly unique colonial home displaying class and quality in every aspect. Also featuring character and appeal, excellent presentation and would be sure to impress any buyer looking for a relaxed family lifestyle. Step outside onto your wrap around veranda from your main bedroom or living areas and enjoy magnificent sunset views, privacy assured and peace and quiet. Ideal property for children who ride motorbikes, owners are motivated, book an inspection today.....

- 5 bedroom (two double sized) home with built ins, ensuite & walk-in robe
- Functional open plan kitchen, walk in pantry
- Spacious Formal lounge & open living areas with rural outlooks
- Air-conditioning plus ceiling fans in main bedroom & large insulated shed fitted out perfect for a teenage retreat
- Near level block & enviro-cycle system

This property is located in a very private position in the village of Balmoral, which is the gateway to the beautiful Southern Highlands. Approximately 10-12 minutes to major shopping centres, schools and rail. The perfect lifestyle change/rural retreat with all the modern conveniences of city living not far away. Approximately one hour from Sydney's CBD and 45 minutes to Wollongong. Book your private inspection today to view this wonderful and unique home



**Gerard Smith**