



595 Mount Hercules Road RAZORBACK, NSW

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## 'Your Own Hidden Valley'...25 Acres

What a wonderful lifestyle on offer...Must be seen to be truly appreciated. Nestled away in quiet valley surrounded by the hills of the razorback ranges, rests this beautiful home, with great character, giving you that feeling of a true sense of 'Australiana.' With a broad range of flora and fauna around, this property suits those looking to get away from it all, whilst keeping all the conveniences of city living. Situated just 8 minutes from the township of Picton, 50 minutes from Sydney's CBD and 35 minutes to Wollongong's beautiful beaches, the location is ideal.

- Three large bedrooms, all opening onto the sweeping verandahs, main bathroom plus an ensuite off the main bedroom
- Quality finished Australian hardwood kitchen, gas cooking
- Formal lounge and dining areas, open fireplace
- Peaceful outdoor entertaining area, and a gardeners dream
- Great parcel of land, ranging from hidden valleys, creeks, and rock formations, to good level areas ideal for keeping stock, selectively cleared and perfect for various pursuits, large dam with pump connected
- Large 12 x 9m shed, with 3 phase power available
- Private gated entry, set well back from the road and protected from the



**Gerard Smith**