






**80 Arden Road BUXTON, NSW**

 **4**
 **1**
 **3**

### Private Native Paradise....5 Acres

You truly must inspect this wonderful property to fully appreciate it. It just feels right!! Positioned at the end of a picturesque cul de sac, with native surroundings and privacy assured, this property appeals to those who are looking for a true lifestyle change. Enjoy the best of both worlds, being just minutes from major shopping centres, schools, rail, and buses. A great opportunity!

- Four good sized bedrooms, built ins to three
- L-Shaped lounge and dining, flowing living areas
- Modern kitchen with quality appliances, rural outlook
- Split system air conditioning, slow combustion fireplace
- Near new bathroom, home has recently been modernised throughout
- Fantastic outdoor entertaining areas overlooking property
- Large 6m x 10m shed, separate teenage retreat/accommodation
- Town water, as well as a huge water tank with pump, horse round yard, post & rail fencing, great mixture of cleared land as well as native flora and fauna



**Gerard Smith**

This one ticks all the boxes for the buyer looking for a genuine tree change, but wanting all the modern