

## Colonial Masterpiece on 11 Acres

An incredible property on offer for the exclusive rural buyer, with all the features one could possibly want included in this wonderful package...An abundance of space at your disposal with 11 acres of arable land, with a huge frontage and plenty of character. The home itself oozes comfort and class, and the added features and improvements make this property amazing value and well below replacement cost.

A tar sealed driveway leads to a beautifully finished colonial style home, with enclosed verandahs, and views over the quality parcel of land and surrounding bush. The property lends itself to two families, or in law accommodation with the amenities available, and the shedding is second to none with unbelievable facilities on offer, ideal for those running a business from home, or storage for vehicles/machinery. If this is within your price range and you are looking for a well rounded rural property in a fantastic location, then you simply MUST book your private viewing...

- Five large bedrooms, built in wardrobes to all, walk in wardrobe and spacious ensuite off the master bedroom
- Quality open plan timber kitchen, with wonderful outlook, gas cooking and stainless steel appliances
- Extensive living areas throughout the home, formal and informal spaces, rumpus/cinema room with various options available internally
- Ducted reverse cycle air conditioning throughout, gas heating and slow combustion fireplace
- 9 foot ceilings throughout with timber raked features in the kitchen and living areas, decorative cornice, cedar timber floorboards
- Federation style bathrooms with timber features and quality fittings
- Incredible shed/work space...31.5m long x 17m wide with reinforced concrete floor, huge sound system and speakers throughout, a full bar/kitchen, separate toilet
- Separate 4 bay shed next to the home, and various storage/garden sheds on the property
- Wonderful parcel of land, large dam, natural flowing watercourse, good pasture, fully fenced and gated

The second dwelling/in law accommodation contains the following features:

- Three good sized bedrooms with built in wardrobes
- Modern open plan kitchen, timber floorboards
- Spacious living areas, split system air conditioning
- Large bathroom, separate laundry, fully self contained

What a fantastic opportunity for the astute buyer to purchase a spectacular rural offering...Douglas Park is located just 15 minutes from Macarthur, 20 minutes to Wollongong, and 45 minutes to Sydney's CBD. The township is renowned for the semi rural lifestyle on offer and community based atmosphere, whilst still providing convenience and easy access to everything one could possibly need...Enquire today!!



**Gerard Smith**