



250 Oaks Road Thirlmere, NSW

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## Premium Large Acreage - 20 Acres - 2 Homes

Fantastic and rare opportunity to secure this expansive rural haven with a superb, near new Belle Lifestyle home as well as a separate but attached secondary dwelling, all perched on a beautiful elevated 20 acre parcel of land, located just minutes from the centre of town. The property is ideally suited to those looking for dual living, or tradies/truckies/horse enthusiasts appreciative of the ample shedding and mountains of space on offer

- Main dwelling consists of four bedrooms & two bathrooms
- Secondary dwelling consists of two bedrooms & one bathroom
- Beautiful modern kitchens, caesar stone bench tops, gas cooking options
- Extensive living options throughout, both formal & informal, 2.7m ceilings
- Ducted reverse cycle air conditioning throughout, gas heating options
- Zoned RU1 primary production, ample separate shedding on the property including a home office, commercial freezer & 3 phase power, plenty of options for business operation
- Possible combined rental return on the property of \$1100-\$1200 weekly
- Town water, fully fenced paddocks, NBN available



**Gerard Smith**