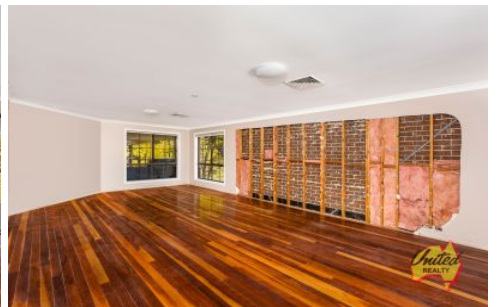




Uniting people with property... since 1986



13/247 Garlicks Range Road Orangeville NSW

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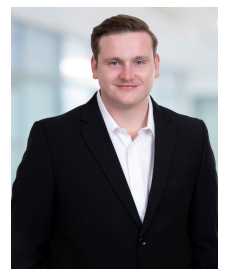
Price : Forthcoming Auction

Land Size : 3.06 Acres

View : <https://www.acreagesales.com.au/8146364>



**Tanya Novek**  
0423426454



**Brandon Larsen**  
0408639495

United Realty presents a rare opportunity to secure 3.06 acres\* (1.24 ha\*) in the peaceful Glenfiddich Estate, offering privacy and space within close proximity to The Oaks and Cobbitty. This generous five-bedroom, two-bathroom light filled home, provides an excellent opportunity for capital growth to the astute investor, renovator, or home buyer. The property is ready to go as the owners have already moved. This home, though damaged from a burst water pipe and with a CDC approval to demolish if you wish, holds immense potential for a savvy investor or tradie ready to renovate.

This elevated acreage retreat with sweeping rural views includes a 12 m x 9 m\* shed and garaport to house five cars along with storage, an in-ground swimming pool, ample water supply with a 120,000 L\* underground concrete water tank, two 7,000 L\* water tanks with a 3-phase pump, and two dams, one with a water pump, and septic system. Additional features include established fruit and nut trees, a vegetable garden, chicken coop, and access to 181.82 acres\* of community land to explore.

The AV Jennings home in need of repair includes an over-sized living and dining room with combustion fireplace, plus a second loungeroom, a well-appointed recently renovated open plan kitchen with walk-in pantry, a stylishly renovated main bathroom with free-standing bath and separate toilet, a huge laundry with an abundance of cupboard and bench space, ducted air conditioning, ample storage throughout the home, plenty of natural light, and an expansive outdoor undercover entertainment deck. The bedrooms consist of an impressive master suite with parent's retreat, an ensuite with a bath tub and double vanity, a walk-in robe plus a mirrored built-in robe, and a split system air conditioner. The remaining four bedrooms all boast built-in robes.

More features:

- Community Title, with access to 181.82 acres\* of community land, offering an abundance of flora and fauna, and natural swimming holes
- Enviro-cycle septic system
- Concreted parking area
- Additional toilet in the shed
- Three fenced paddocks
- Electric security gates
- 7 km\* to The Oaks and 18 km\* to Cobbitty
- Zoning RU2
- Wollondilly Council
- Council rates \$730\* per quarter
- Strata fees \$560\* per quarter

\* Approx.

^ Subject to Council Approval.

Webpage enquiries must include a contact number and email address to receive a response. Photo ID is required for all inspections. While care has been taken in presenting this information, prospective purchasers should confirm details independently.



## 13/247 Garlicks Range Road, Orangeville



Floor plans and site plans are for illustrative purposes only. They are not part of any legal document or title and are subject to errors, omission, and inaccuracies. Whilst every attempt has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, cupboards etc are approximate only.