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157 Cut Hill Road Cobbitty NSW

7 **3** **10**

Price : Offers Above \$3,950,000

Land Size : 15.52 ha

View : <https://www.acreagesales.com.au/8177597>



Tanya Novek
0423426454



Edwin Borg
0247748222

<https://www.acreagesales.com.au>
41 Wentworth Road, Bringelly NSW 2556

1/73 John Street, The Oaks NSW 2570
3/23-29 Argyle Street, Camden NSW 2570

United Realty proudly presents this exceptional 38.35-acre* (15.52 ha*) property, offering a six-bedroom brick veneer residence and a separate studio-style granny flat or workers' cottage. With three large sheds and ample water supply, the property is currently operating as a primary production farm, boasting river frontage with a water license to pump. Perfect for those seeking a rural lifestyle or working farm with excellent capital growth potential, this property is set in the prestigious Cobbitty region, a stone's throw from Cobbitty Village and just minutes from Camden, Narellan, and all essential amenities.

Set in a picturesque and private setting, this property welcomes you with a charming circular driveway and a pretty entrance, setting the tone for the tranquillity that awaits. The six-bedroom home is bathed in natural light, featuring multiple sliding doors that provide seamless access to verandahs and outdoor areas. Inside, the large open-plan timber kitchen is perfect for family gatherings, offering electric appliances, a walk-in pantry, split system air conditioning, and a ceiling fan. High ceilings enhance the sense of space, while the master bedroom boasts a walk-in robe and ensuite for added luxury.

The versatile living areas include a formal dining room, a formal lounge room with a cozy combustion fireplace and ceiling fan, a generous family room, and an extensive sunroom that could be a games area or kids' retreat. With several split system air conditioners throughout, this home combines comfort, space and functionality, creating the ideal setting for rural living.

The separate granny flat or workers' cottage offers an open-plan bedroom and living area, a kitchen with an electric oven, and a bathroom. Outdoors, the property includes an in-ground swimming pool, a private tennis court, three large machinery/farm sheds and cattle facilities, perfectly suited for both leisure and agricultural use.

More features:

- Two dams, one with irrigation.
- Two large water tanks.
- Large laundry in the main home, with storage cupboards and bench space.
- Linen and storage cupboards in the main home.
- Zoning: RU1.
- Council: Camden.
- Two-car carport.

* 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.