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325 Finns Road Menangle NSW

8 **6** **6**

Price : $ 4,320,000
Land Size : 8.02 ha
View : https://www.acreagesales.com.au/6488445

Edwin Borg
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Blue Chip Acreage, Home, Income & Approved Nursery!
A property with so much to offer - approx. 19.83 stunning acres (approx. 8.02 ha) approved as a wholesale nursery, enjoying a favourable weekly return from a three bedroom clad home and four storage units. At the property's summit stands a magnificent, five bedroom custom built residence spanning over 655 m2, complete with in-ground pool, over-sized living spaces, wide entertainment verandahs, a stunning country kitchen boasting European appliances and Caesarstone benchtops, plus landscaped gardens, and surrounds.
Ideal for dual families, horticulturalists, investors, developers, or those seeking the ultimate lifestyle property where you can enjoy the benefits of an acreage home and income, all less than 10 km from Camden CBD!
Other features:
Main House
- High ceilings, fully insulated & tiled throughout
- Ducted air conditioning, ducted vacuum
- Custom built kitchen with European appliances, huge island bench with Caesarstone tops
- Formal dining plus lounge with built-in gas fireplace & amazing family room
- Master suite with walk-in robe, ensuite with dual vanities and shower heads
- 4 x bedrooms with built-ins (including guest bedroom with ensuite)
- 2 x additional bathrooms with marble tops, floor to ceiling tiles (main with hydro spa)
- Separate powder room
- Huge laundry with triple tubs, toilet & shower
- Over-sized office with external entrance
- Private in-ground swimming pool with spa and heat pump
- Approx. 107,000 L concrete water tank
- Full concrete driveway
- Over-sized double garage, remote
- Detached approx. 109 sq.m triple garage with separate office/bedroom + ensuite & kitchenette

Secondary dwelling
- Approx. 158 sq.m 3 x bedroom clad home
- Timber kitchen with Caesarstone benchtop & stainless steel Westinghouse appliances
- Built-in wardrobes
- All-in-one bathroom
- Laundry with additional toilet
- Undercover carport
- Undercover alfresco
- Currently rented at approx. $450.00 per week

Storage Units
- 4 x approx. 28 sq.m unit currently rented at approx. $100.00 per week per unit

Farm & Dam
- Farm approved for wholesale nursery
- Corner block, 6 x paddocks, fully fenced
- Huge dam to supply water for wholesale nursery
- 3 x gated entry to property
- Main road exposure (Remembrance Drive)

* Please note that all webpage enquiries require a contact number AND an email address. Enquiries that do not have this information will not receive a response.

* Photo identification must be presented to the agent by all parties prior to inspections. All care has been taken in providing accurate information in this advertisement. However, prospective purchasers are to rely on their own enquiries.