






596 Camden Valley Way Gregory Hills NSW

3  **2**  **2** 

Land Size : 5.22 Acres

View : <https://www.acreagesales.com.au/2538250>



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Outstanding Investment!

This outstanding home is situated on approx. 5.22 acres (approx. 2.11 Ha) zoned IN1 General Industrial in a great location within walking distance to masters and a prime position within newly developed thriving commercial hub. Featuring 3 large bedrooms all with mirrored built-ins, huge "his and hers" walk-in robe and an en-suite to main. Presenting large formal lounge with fire place, huge sunken rumpus/billiard room complete with a wet-bar and walk in store room. Boasting a large timber kitchen with 2 spacious dining areas and tiled flooring, spacious internal laundry and powder room with shower. The features continue outside, including a large pool area complete with a built-in BBQ and large pool house/gym featuring sauna and shower and separate second toilet and shower room. This property also includes a fully self-contained granny flat (subject to council approval) adjoining the large 12x24x4m concrete slab machinery shed complete with mezzanine and large storage room. This property has a lot to offer and with its great location it will not last long.

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, prospect purchasers are to rely on their own enquiries.

