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40 Sullivan Road Douglas Park NSW

6 4 8

Price : \$ 1,650,000

Land Size : 6.73 Acres

View : <https://www.acreagesales.com.au/2905414>



**Edwin Borg**  
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## Dual Accommodation on Approx. 6.73 Pristine Acres!!!

Take the adventure through the private hedge lined frontage, down the tranquil tree lined circular driveway to the commanding ranch style, dual accommodation residence. This secluded rural retreat is guaranteed to impress with the main residence boasting four bedrooms, en-suite and dual walk-in robes to master, second bedroom is a guest room also with an en-suite, large formal living room, formal dining room and huge family/rumpus room. Featuring wrap around verandas, Australian mixed hardwood timber flooring, cathedral style ceilings and 3 open fireplaces, all combining to create a unique country style atmosphere.

Secondary accommodation is all under the one roof but completely independent, offers 2 or potentially 3 bedrooms and is fully self-contained with full timber kitchen, bathroom, second shower and toilet, plus laundry. Also features high ceilings and timber flooring.

The property also offers a 4 car garage plus workshop area and a large American barn style shed with 3 phase power. Excellent post and rail fencing divide the 6.73 acres (approx. 2.73 Ha) into 4 paddocks, complete with irrigation, self-drinkers and a round yard. Approximately 150,000 litre water capacity spreads across 6 interconnected water tanks.

An incredible opportunity to secure a unique property that will provide a lifetime of memories for your family.

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.