






**170 Theresa View Road Theresa Park NSW**

5  2  4 

**Price** : \$ 1,070,000

**Land Size** : 4.18 Acres

**View** : <https://www.acreagesales.com.au/3449522>



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#### 4.10 Acres, 3 Bedroom Plus Possible 2 Bedroom Granny Flat, Minutes from Cobbitty and Camden

Occupying a unique approx. 4.10 acres (approx. 1.65 Ha) of semi-cleared and gently sloping land, featuring fully irrigated established gardens and trees, offering an ideal rural lifestyle with a beautiful leafy outlook. Perched privately atop an exquisitely scenic area encompassing amazing views across the valley that is Historic Camden. Conveniently located only a short drive to Cobbitty, Camden and Narellan and just over approx. 1 hour to Sydney CBD.

As you drive down a tree lined circular drive way, the property showcases a warm and welcoming atmosphere. The main residence is double brick construction and features 3 bedrooms, with the second freestanding dwelling/granny flat offering 2 possible bedrooms (subject to council approval), plus 4 bay rural shed with carport, providing a diverse rural and peaceful lifestyle.

Upon entering the main residence you are greeted by the open plan spacious family room comprising of a combustion fireplace with the original brick feature wall, 2 of the 3 bedrooms have built-in robes, multiple fans throughout, bathroom, kitchen with hidden laundry and dining area with balcony access to rear undercover entertainment area where you can sit back, relax and take in the breathtaking views and serenity which is enhanced by the calling sounds of native bird life. The separate freestanding dwelling/possible granny flat (could also be used as a teenage retreat/gym/guest quarters/studio/home office - whatever your heart desires), (all subject to council approval); is single brick construction, includes 2 bedrooms, lounge, kitchenette, combustion fireplace with brick surround and bathroom.

If you're looking for a multitude of lifestyle opportunities, you will appreciate the many attributes of this property, such as separate paddock for the horse lovers with dam.

Don't miss out on this opportunity, arrange an inspection at this quiet and peaceful property today!

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.