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**164c Coates Park Road Cobbitty NSW**

4  3  10 

**Land Size** : 15 Acres

**View** : <https://www.acreagesales.com.au/3588456>



**Edwin Borg**  
**0418236274**

### Private Approx. 15 Acre Rural Sanctuary!!!

This architecturally designed residence in an elevated location has been positioned to take advantage of some of the region's most breathtaking rural vistas. Spanning some approx. 15 acres (approx. 6.07 Ha) at the cul-de-sac end of a private, bitumen sealed road, the property has been divided into seven well fenced paddocks and features a large dam. Enter through the remote controlled gate that ensures privacy and security. Feel the anticipation build as you travel the captivating tree lined driveway where the circular finish reveals this modern masterpiece. Walk through the high grand entry doors to experience the sweeping cathedral ceilings and your first glimpse of the incomparable outlook of the distant mountains.

The heated, polished concrete flooring combines seamlessly with the featured timber insert flooring, along with the full rear wall of cedar timber bi-fold doors and the built-in, slow combustion fireplace. The home just oozes character. Gourmet kitchen with granite benchtops, gas cooktop, integrated dishwasher and huge walk-in pantry. The expansive open plan living areas step down to the rumpus room, featuring built-in bar with marble top. 4 bedrooms plus designated home office, master and second each with walk-in robe and en-suite, plus walk-in to third and built-in to fourth. Also features ducted air-conditioning, twin split system air-conditioners, an attic for storage and a huge laundry. The undercover rear verandah and BBQ pergola area provide outdoor dining and entertaining options overlooking the glass fenced enclosed Riviera in-ground swimming pool. It's from here that the commanding district views can be truly appreciated and enjoyed. The property also offers a 4 car garage plus a huge high entry door machinery shed with adjoining carport. Quality dam fed irrigation provides water to lawns, gardens and paddocks. There are various self-filling concrete and plastic troughs, isolated chicken pen with hen house, fenced seclusion areas for pets or livestock, cattle crush, fire pit and various fruit trees. An absolute rural paradise that once you enter, you will never want to leave!!!

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.