




**163 Cut Hill Road Cobbitty NSW**

**6**  **4**  **2** 

**Price** : \$ 4,200,000

**Land Size** : 57.42 Acres

**View** : <https://www.acreagesales.com.au/3731864>



**Edwin Borg**  
**0418236274**

## Prime approx. 57.42 Acre Equestrian Estate!

Prime working acreage - approx. 57.42 acre (approx. 23.24 Ha) horse stud backing onto the Nepean River with unlimited recreational or equine possibilities!

Start your own horse stud/agistment business (subject to council approval) or create the perfect lifestyle farm just minutes from stunning Cobbitty Village. Dual adjoining homes boast a total of 6 bedrooms and four bathrooms. Original homestead offers multiple living/dining areas, original walk-through kitchen plus slow combustion fireplace. Adjoining modern home has an ultra-spacious lounge/dining with fireplace, modern kitchen with island, second tiled living, billiard room over-looking the in-ground pool, bathroom with sauna plus large master Bedroom with walk-in robe and ensuite.

Outdoors offers:

- Multiple fenced paddocks with shelter sheds & water troughs
- Multiple spelling yards with shelter sheds
- Solid round yard
- Mesh holding yard
- Stable Block (4 Stables)
- Wash bay
- 4 day yards
- Approx. 6 x water tanks gravity feed to paddocks
- 4 bay feed shed with 2 extra Bays for float & truck parking
- Large multi-use lockup shed
- Town water at neighbour's gate

Opportunities like this, in such an idyllic and handy to everything location, do not present themselves very often. Call today to book your inspection.

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.