






40 Rotherwood Road Razorback NSW

4  3  4 

Price : \$ 1,700,000

Land Size : 2.02 ha

View : <https://www.acreagesales.com.au/3946275>



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Relaxed, Eco-Friendly, Acreage Living!

Discover this! An enchanting acreage residence showcasing clever passive solar design elements in one of the most sought-after locales in the Macarthur.

Set down a private unassuming driveway, this delightful four bedroom plus study sandstone and brick property offers spectacular views, spacious functional floorplan, an abundance of light and a peaceful environment.

Set on approx. 5 acres (approx. 2.02 Ha) of mostly clear and level acres, this architecturally designed residence boasts multiple dining and living options, with the home built to capture stunning north-easterly views - from Cawdor to Mount Annan, Centre Point Tower, the Sydney Harbour Bridge and beyond.

Inside enjoy the benefits of tranquil living spaces - a large lounge with grand open fireplace and access to an expansive front entertainment balcony; separate private dining room with parquetry flooring, media room with balcony access, separate study, plus a light-filled informal meals and adjacent informal family space. Love to entertain? The large walk-through timber kitchen featuring granite bench tops, quality appliances, large pantry, island bench and ample cupboard space will appeal.

The master suite offers magical hillside views from its private balcony, as well as a large ensuite and walk-in robe. Skylights feature prominently throughout the home to capture as much natural light as possible, while large north-easterly facing windows allow the home to be flooded with sunshine, which naturally heats the floors and in summer, automated outdoor balcony blinds help keep the home cool.

A mixture of deciduous and evergreen trees can be found on the property, along with a peaceful Japanese garden, fruit trees, small dam and an abundance of wildlife.

Other features include:

- Separate double lock-up garage with remote, undercover breezeway to main house
- Circular driveway
- Separate shed with 3 phase power
- Large main bathroom, separate guest bathroom
- Large mud room/laundry with external access
- Home theatre sound system
- Speakers in kitchen, TV room, living and outdoors
- Cellar room with air conditioner
- Reverse cycle air conditioning in kitchen, media room
- Ducted vacuum
- Approx. 6 KW solar hot water
- Approx. 100,000 litre water tank
- Extra wide gutters to capture rain water
- Automated outdoor blinds
- 2 x dams
- Fruit trees - apple, fig, apricot, peaches
- Approx. 15 minutes to Picton/Camden CBD

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.