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## 75 Dwyers Road Pheasants Nest NSW

4 2 2

**Price** : \$ 1,575,000

**Land Size** : 14.08 Acres

**View** : <https://www.acreagesales.com.au/4374366>



**Edwin Borg**  
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Tri-level entertainer on approx. 14.08 acres (approx. 5.70 ha) of spectacular land with picturesque outlying views of Razorback Mountain.

Featuring well-maintained mostly cleared, level land, several dams and fenced paddocks ideal for a hobby farm, horse-lovers or market gardeners. This property, located in the heart of Pheasants Nest, has easy access to main arterial routes and is just minutes to the local townships of Bargo, Tahmoor and Picton.

Set down a tree lined driveway, the brick home is well-positioned to capture the sun from the spacious rear undercover balcony which has views over the landscaped grounds, salt water in-ground pool, Balinese-style cabana and paddocks beyond.

Features of the home include cathedral ceilings with exposed timber beams throughout the family, dining and kitchen spaces. Three bedrooms upstairs offer overhead fans and carpets plus a modern main two-way bathroom with plantation shutters, frameless shower screen and free-standing bathtub. Unique to Dwyers Road, this property has town or tank water available at the flick of a switch.

The open plan kitchen and adjacent dining zone has timber flooring, a large breakfast bar, feature pendant lights and French door access to the rear outdoor entertaining area, while the separate family room has a large fireplace and pleasant rural views from the windows.

Downstairs offers a large guest bedroom with a modern combined bathroom/laundry, and a separate spacious rumpus with French door access from both the bedroom and rumpus to the outdoors. Ideal for a teenage retreat or in-law accommodation.

Secure now and move in just in time for the coming summer - perfect!

Other features include:

- Double garage
- Double carport
- Town or tank water
- 3 x stables/hay shed
- Tack room
- Split system air conditioning
- Approx. 120,000 L water tank
- Approx. 2kw solar
- 2 x large + 1 x small dams
- Easy access to Hume Highway, Airport, Wollongong & the Southern Highlands
- School bus pickup outside the gate

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.