



28 Emmetts Farm Road Rossmore NSW

6  4  16 

Price : \$ 3,450,000

Land Size : 5.81 Acres

View : <https://www.acreagesales.com.au/4502310>



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Superb opportunity to secure approx. 5.81 acres (approx. 2.35 ha) of prime, private acreage in the heart of Rossmore, complete with a sprawling character-filled 6 bedroom home, multiple living and entertaining areas, luxury in-ground pool, industrial shedding, truck docking stations and more!!!

Central to Rossmore Train Station, major arterial routes, the soon to be built Badgerys Creek Airport, and the future Aerotropolis, assiduous investors can move in or lease out for approx. \$1,200 per week and explore future potential options in this prime locale.

Located at the very end of Emmetts Farm Road, the property is set well back from the main road, is fully fenced with a bitumen driveway leading to the main home and industrial shed at the rear of the property.

The Federation-style home, with feature bullnose verandah, French doors and distant Blue Mountains views, is suitable for large or extended families or those wishing to run a business from home.

Highlights include a large formal lounge with dual entry and four sets of French doors opening out to the verandah.

Adjacent is a tiled formal dining with French doors, plus a separate family room with a large slow-combustion fireplace, sandstone surrounds and French door access to an over-sized rear entertainment area.

The well-appointed American Oak kitchen is central to the home and features dual ovens, steamer, deep fryer and chargrill, with a servery area into the family room. Downstairs features a private rumpus/entertainment with wet bar and bathroom, plus access to a saltwater in-ground pool (with spa jets) and entertainment area!

There are 6 bedrooms in the home (5 with built-ins) and 4 with verandah access including the master, which enjoys a walk-through robe and ensuite.

At the rear of the acreage is an approx. 42 m x 12 m x 7 m high industrial shed equipped with approx. 5m wide/high electric roller door and concrete slab. There are multiple 3-phase power outlets inside and out, multiple 3-phase truck docking stations with 3-phase power, air and water, plus an approx. 20,000 litre underground diesel tank. Fenced horse paddocks and stables for two horses are on-site and ready for use.

Make your move today and enjoy the many benefits land in this precinct has to offer now and in the future!

Other features include:

- 3 car garage
- Office with reverse-cycle air conditioning
- 3 x bathrooms + ensuite
- 3 x split system air conditioning
- Ornate architraves, high ceilings
- Ducted vacuum
- Auto pool cleaner
- Large laundry, external access
- Solar hot water system
- Security screens on doors & windows
- Driveway lighting
- External shed lighting
- Dog sheds
- Town water + approx. 3 x water tanks
- Automatic water troughs to paddocks

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.