



**225 Binalong Road Belimbla Park NSW**

7  3  10 

**Price** : \$ 1,500,000

**Land Size** : 4.67 Acres

**View** : <https://www.acreagesales.com.au/5269895>



**Edwin Borg**  
0247748222



**Tanya Novek**  
0423426454

### Spacious Modern Interiors, Country Charisma!

Quality five bedroom home with modern interiors, amazing outdoor entertaining, separate alfresco studio, plus an abundance of garaging!

Nestled in an established and highly prized street in Belimbla Park, this spacious and well laid out residence on approx. 4.67 level acres (approx. 1.89 ha), offers modern living and elegance without sacrificing proximity as part of your lifestyle.

Constructed approx. 10 years ago, the welcoming home with full wrap around bullnose verandah, features high ceilings, stunning Spotted Gum timber flooring throughout the main living areas, ducted air conditioning and slow combustion fireplaces for year-round comfort. Main features include a spacious formal living room with slow combustion fireplace, formal dining room, warm and inviting open plan family space plus casual dining zone with slow combustion fireplace.

The contemporary open plan kitchen, with full Blum fit out, is an entertainer's delight. It features a large island bench, approx. 40mm stone tops, and offers an abundance of space including a walk-in pantry. All bedrooms in the home are generous in size and feature built-ins plus ceiling fans, the master with walk-in robe and modern ensuite. There's also a designated study/5th bedroom.

Outdoors boasts a fabulous approx. 9 m x 7 m tiled covered outdoor entertainment area with built-in barbecue preparation area, outdoor fans and downlights.

Adjacent to the family home is an alfresco studio with three rooms, toilet and shower, plus an approx. 6 m x 6 m covered outdoor entertainment area.

Tradies, truckies and car enthusiasts will also appreciate the abundance of garaging on offer, with rear shedding including a triple carport, new approx. 17.5 m x 9 m shed with four roller doors, 3-phase power, car hoist and an additional older approx. 9 m x 11m shed!

Be first to secure this outstanding property - call today!

#### Other features

##### Main house

- Town water + sewer
- Bottled gas
- Walk-in linen
- Decorative cornices
- Rinnai infinity gas hot water system
- Large laundry + 3rd toilet
- Garden shed
- Dam
- Chicken coop
- Vegetable gardens
- Approx. 5.2 km to The Oaks Village
- Approx. 18.9 km to 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.



Main Residence



Studio

## 225 Binalong Road, Belimbla Park



Floor plans and site plans are for illustrative purposes only. They are not part of any legal document or title and are subject to errors, omission, and inaccuracies. Whilst every attempt has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, cupboards etc are approximate only.