



Uniting people with property... since 1986



295 Garlicks Range Road Orangeville NSW

6  **3**  **12** 

Price : \$ 1,600,000

Land Size : 5.07 Acres

View : <https://www.acreagesales.com.au/5310340>



Shane Brown
0246572166

Occupying an exceptional approx. 5.07 acre (approx. 2.05 ha) parcel, this well-crafted resort-style home offers all the luxuries of contemporary living in a blissful rural setting.

Set up high and enjoying stunning vistas all the way to Sydney, this tranquil property in the prestigious Glen Fiddich Community Estate, is ideal for the large or multi-generational family.

With a total of six bedrooms, three bathrooms, two living zones, study/music room, parents retreat with separate dressing room, plus a free-flowing contemporary open plan living, kitchen and dining zone on offer, you'll never be short on space or comfort!

Outdoors boasts an over-sized entertainment area, stunning concrete in-ground pool with glass fencing, separate entertaining area complete with fire pit, spacious raised cubby house with power and sandpit, expansive manicured lawns and established trees.

In addition to the three fenced paddocks, approx. 15 m x 40 m arena, tie up area and exercise/warm up space, new owners will appreciate the recent addition of a bore approx. 100 m deep with great output flow.

Ownership of this outstanding double brick family oasis also offers access to approx. 190 acres of Community Title Land complete with horse arena, cattle/holding yards, 4 dams and separate paddocks for stock/horses. Your dream awaits, call today to book your inspection.

Other features:

- Auto gate entry
- Approx. 12 car shed/workshop with 3-phase power
- Hardstand & concrete pad ideal for machinery parking
- Ducted air conditioning
- Fireplace
- Walk-in butler's pantry
- Swimming pool heating system installed (not connected)
- Bore & tank water
- Approx. 10,000 L water tank on shed
- Large laundry
- Ample storage
- Irrigation system, 2 inch ring main
- K-line capacity valves
- Multiple taps & fixed sprinklers
- Chicken coop
- Vegetable gardens
- Council: Wollondilly

* Please note that all webpage enquiries require a contact number AND an email address. Enquiries that do not have this information will not receive a response.

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.



295 Garlicks Range Road, Orangeville



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

<https://www.acreagesales.com.au>
41 Wentworth Road, Bringelly NSW 2556

1/73 John Street, The Oaks NSW 2570
3/23-29 Argyle Street, Camden NSW 2570