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30 Avon Road Bringelly NSW

3 2 2

Price : Price Guide \$3,800,000

Land Size : 3.06 Acres

View : <https://www.acreagesales.com.au/7664550>



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Discover the perfect blend of comfort and space on over 3.06 acres of picturesque landscape with main road frontage and future development potential. This property, located within the South West Growth precinct presents a 3-bedroom plus study, solid brick home with generous living spaces and an oversized double garage with internal access plus large shed with 3-phase power.

Step inside to find a well-appointed master bedroom with its own ensuite, providing a private retreat for relaxation. The kitchen is equipped with a convenient dishwasher, wall oven, electric cooktop and ample storage space. On chilly evenings, gather around the inviting combustion fire in the living room for cosy moments with loved ones. Ducted air conditioning and ceiling fans throughout also provide comfortable temperatures year-round.

Embrace the outdoor living experience with the wrap-around veranda, perfect for enjoying the acreage scenery, or entertain guests in style in the large, paved pergola area, providing a fantastic outdoor entertaining space.

The large shed completes this fantastic parcel, providing ample storage space for vehicles, machinery, etc.

Don't miss this opportunity to secure over 3 acres within a high-demand development area!

Other features:

- Formerly known as 1475 The Northern Road
- Excellent main road frontage
- Future development potential (STCA)
- Approx. 1.24 ha
- 5kW solar panel system
- 2x approx. 15,000 L water tanks
- New alarm system
- Solid timber floors
- Downlights throughout
- Fully fenced with electric gate
- Approx. 8 km to Western Sydney International Airport

* 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.