






830 Cut Hill Road Cobbitty NSW

9  **3**  **8** 

Land Size : 4 ha

View : <https://www.acreagesales.com.au/7789031>



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Exquisite Almost 10 Acres with Two Homes and Huge Shed

Welcome to 830 Cut Hill Road, Cobbitty, a sanctuary of space, style, and serenity.

Tucked away on approx. 9.88 acres (approx. 4 ha) of cleared and flat land, this residence showcases an impeccable family-friendly main home, additional four-bedroom residence and large shed with 3-phase power.

The main residence is brick veneer and includes 5 spacious bedrooms. The open-plan kitchen with premium granite benchtops, electric appliances, and a spacious walk-in pantry overlooks the combined dining family room. A captivating formal lounge room graced by a beautiful bay window, creating an ideal space to unwind. A cosy combustion wood fireplace also adds to the delight of this beautiful space. There is a dedicated home-office beside the kitchen which is perfect for those working from home.

Four bedrooms are inclusive of built-in robes; while the master bedroom includes a walk-in robe and large ensuite bathroom. A main bathroom with spa bath services all other bedrooms.

Outdoors, an enclosed decking area featuring electric blinds, overhead heating and ceiling fans. Dive into the sparkling saltwater in-ground swimming pool, accompanied by a playful slippery slide and sun shade. The adjacent pool house/party room with potential for guest accommodation (STCA) offers a wet bar, bathroom facilities and air conditioning and is a fantastic, versatile space for you to tailor to your preferences. The undercover outdoor entertaining area overlooks the swimming pool and is the perfect place for summer time BBQs or afternoon relaxation. Fun for all with a trampoline, cubby house, and swing set which will remain for the new owners.

Lush gardens and beautiful scenic views paint a serene backdrop for this residence, while the large, high clearance shed with 3-phase power and an internal storage room is perfect for truckies/tradies/business owners, etc.

The second home is four bedrooms with built-in robes and features an open-plan kitchen and living area, fireplace and combined bathroom/laundry.

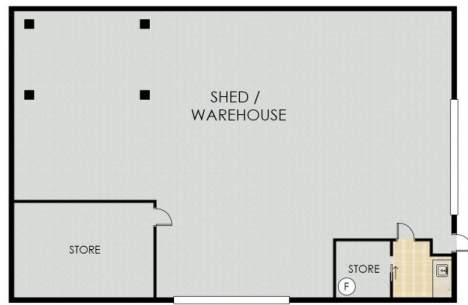
The unique combination of spacious interiors and expansive exteriors ensures that this is more than just a house; it's a home where memories are made. Call us today to schedule an inspection.

Other features:

- Mini putt putt golf course
- Tar sealed driveway with huge parking area/hardstand and turning bay
- Laundry room with convenient external access
- Ducted air conditioning
- Carpet in bedrooms
- Tiled flooring in living spaces (main home)
- Hallway storage (main home)
- Alarmed perimeter
- Approx. 10,000 L underground water tank

* 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.



MAIN HOUSE



GRANNY FLAT

830 Cut Hill Road, Cobbitty



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.