



**115 Dwyers Road Pheasants Nest NSW**

8 4 2

**Price** : \$ 1,800,000

**Land Size** : 2.79 ha

**View** : <https://www.acreagesales.com.au/7831490>



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#### Horse Haven | Approx. 6.89 Acres | Home + Granny Flat

Seize the opportunity to imprint your personal style onto this charming home, primed for your creative flair. Spacious rooms await your vision that will effortlessly shape this home into the haven you've always envisioned. Embrace the chance to turn this house into your dream abode, a canvas awaiting your unique touch.

The single level brick residence boasts 5 spacious bedrooms, 4 with built-in robes and the master suite inclusive of a walk-in robe and ensuite bathroom. There is a spacious living area with wood fireplace and bar and the kitchen has been updated to include an electric cooktop, dishwasher and island bench/breakfast bar.

The granny flat which is attached to the home but also benefits from separate access features 3 spacious bedrooms, its own kitchen, split-system air conditioning and a generous living space and can be leased out, giving this property the advantage of providing a potential income stream, ideal for investors or for offsetting mortgage costs.

Outside, this approx. 6.89 acre (approx. 2.79 ha) parcel of land features equine facilities including multiple fenced paddocks, a large sand arena and round yard, 5 stables, a wash bay and shelters within the paddocks.

Don't delay, make this house your home today! Call us now to schedule an inspection.

Other features:

- 2-car garage
- Fully fenced
- 2 dams
- Large storage shed
- Outdoor fireplace
- Laundry with combined bathroom
- Main bathroom - 3 way bathroom
- Ceiling fans
- Wide street frontage with 2 driveways
- 3 large water tanks + small water tank off the shed
- Bio septic

\* 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.





## 115 Dwyers Road, Pheasants Nest

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.