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**145 Lyrebird Road Pheasants Nest NSW**

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**Price** : Price Guide \$2,300,000 to \$2,400,000  
**Land Size** : 4 ha  
**View** : <https://www.acreagesales.com.au/7851477>



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Welcome to a magnificent approx. 9.88-acre estate in Pheasants Nest, where privacy meets prestige rural living. Journey through the electric gate entry to be greeted by this single-storey custom-built residence with an inviting wrap-around verandah, plus a separate granny flat.

This property is perfectly suited to equestrian enthusiasts, equipped with stables, paddocks and elegant post-and-rail fencing plus a large dam.

The main home boasts 5 spacious bedrooms and three bathrooms, one of which is an ensuite to the master bedroom. The home features spacious living areas and high 2.8 m ceilings oozing with light and grandeur. The Tasmanian Oak kitchen includes gas cooktop, wall-mounted oven and dishwasher and the dining room is complete with a combustion fireplace perfect for a chilly winters' evening. This kitchen, dining and living area is spacious and open-plan; designed for family-friendly living.

There is an additional living area on the lower level, which houses the staircase leading upstairs where you will find a third living room, a bedroom, bathroom and access to the elevated rear verandah overlooking the pristine land.

The renovated 2-bedroom granny flat is separate to the home and is fully self-contained, offering a great opportunity for a stream of investment income.

This estate is not just a home; it's a lifestyle for those who value privacy, comfort, and a touch of rural charm. Experience luxury living like never before. Book a viewing today.

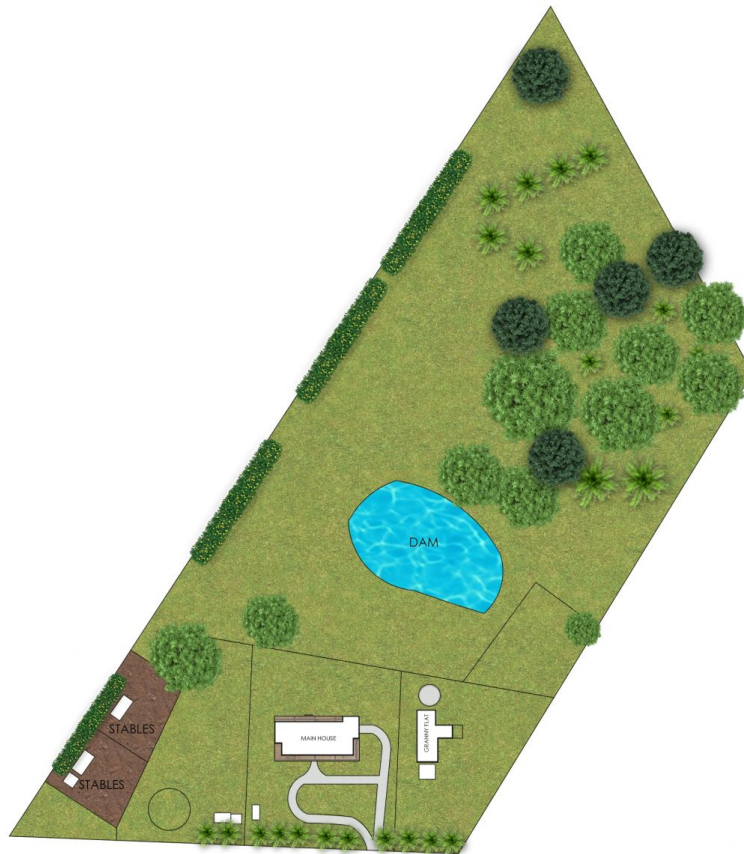
Property highlights:

- Ducted air conditioning
- Gravel driveway with electric gate entry
- Wide street frontage
- Lush paddocks
- Panoramic views of the pristine landscape from the rear verandah
- Double garage with electric roller doors
- Main bathroom with corner spa bath
- Spacious bedrooms
- Tiled living areas and carpeted bedrooms
- Laundry with external access
- Approx. 4 ha

\* 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.





SITE PLAN (NOT TO SCALE)



## 145 Lyrebird 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.