






**35 Aitken Street Lakesland NSW**

4  2  5 

**Price** : \$ 1,690,000

**Land Size** : 3.12 ha

**View** : <https://www.acreagesales.com.au/7924412>



**Wayne Grimson**  
**0425340522**

#### Exclusive Approx. 7.71-Acre Equestrian Estate in Lovely Lakesland

Nestled at the end of a tranquil cul-de-sac, this exclusive approx. 7.71-acre estate (approx. 3.12 ha) offers the perfect blend of family-friendly living and premier equestrian facilities.

The 4-bedroom brick home has been designed with a family-friendly floorplan and features four spacious bedrooms, with the master bedroom inclusive of a walk-in robe and ensuite bathroom. The kitchen boasts a wall-mounted oven, electric cooktop and dishwasher and a breakfast bar. There are two living rooms, a meals area and dining room and a lovely combustion fireplace for those chilly winter evenings.

Two outdoor pergola areas offer serene outdoor living spaces to relax and unwind, or entertain guests.

Equestrian features are at the forefront of this property's allure, highlighted by an Olympic-sized arena, fully fenced and equipped with solar-powered floodlights. The stables, a 12 x 12m shed with four premium quality boxes with superior rubber over concrete floors, provide a safe and comfortable environment for horses. The shed includes a mezzanine area with wet room underneath which boasts a bathroom, laundry facilities and feed storage. Additional amenities include six paddocks with electric fencing and solar lighting, and a wash bay with hot/cold water and an overhead boom ensuring both the horses and their owners enjoy the utmost in care and convenience.

Seize the opportunity to call this property your home and inspect today!

Other features:

- Dam with fire pump and bore reticulation system
- Ducted air conditioning plus 2x split-system air conditioners
- Double garage
- Slate tiles and timber floors through the home
- Lovely, private location
- Solar power
- 110,000 L water tank
- Recently renovated main bathroom
- 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.





## 35 Aitken Street, Lakesland



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.