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**178 Old Hawkesbury Road Vineyard NSW**

4 3 10

**Price** : Offers Above \$2,450,000

**Land Size** : 7.99 Acres

**View** : <https://www.acreagesales.com.au/7952346>



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41 Wentworth Road, Bringelly NSW 2556

1/73 John Street, The Oaks NSW 2570  
3/23-29 Argyle Street, Camden NSW 2570

Discover the epitome of convenience and country charm with this homely two-storey brick residence, offering dual street access and nestled on a sprawling approx. 3.23 hectares (approx. 7.99 acres) of lush land. This property is zoned RU4 Primary Production Small Lots and has no easements offering a great opportunity for investors, land bankers and market gardeners.

Inside, the upper level unfolds into a modern, open plan living, dining, and kitchen area, where timber floors add warmth and sophistication. The heart of the home is undoubtedly the kitchen, featuring a large island bench that doubles as a breakfast bar and stainless steel appliances. Each of the four bedrooms is equipped with built-in robes, with the master boasting a walk-in robe and an ensuite bathroom. Step outside onto the elevated decking area for breathtaking views of your acreage, an ideal setting for family gatherings or a quiet evening meal.

The ground floor expands your living space with a versatile rumpus room, perfect for a gym, studio, or retreat, complete with its own bathroom and kitchenette. This level also accommodates multiple garages, ensuring ample storage and workspace.

This home is a sanctuary for those seeking the perfect balance of rural tranquillity and easy access to amenities; located a stone's throw from local shops and the train station.

Other highlight features:

- Town water
- Garaging, carports and shedding
- Solar panels
- Dual street frontage
- Ducted air conditioning
- Could achieve a rental income of approx. \$980 to \$1,120 per week
- Approx. 3 km to Vineyard Public School
- Approx. 3.5 km to Vineyard Train Station
- Approx. 9 km to Vineyard Bunnings Warehouse
- Approx. 11 km to Rouse Hill Town Centre
- Approx. 19 km to Norwest Business Park
- Approx. 41 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.