






**85 Ryan Street Thirlmere NSW**

4  2  18 

**Price** : Offers Above \$3,290,000

**Land Size** : 7 ha

**View** : <https://www.acreagesales.com.au/7991249>



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Welcome to this captivating single-story brick home, nestled on 17.29 acres\* of flat, beautifully maintained park-like land zoned RU1. This Allworth home shines with four bedrooms, multiple living spaces, a large shed and so much more!

Internally, the home features stunning neutral tones and quality finishes throughout. The high ceilings and plantation shutters further enhance the space and light throughout this stunning home! The residence provides accommodation via four spacious bedrooms; the master suite inclusive of a walk-in wardrobe and ensuite bathroom with dual vanities. The three remaining bedrooms are all complete with built-in wardrobes.

The heart of the home is the open-plan family room, dining area, and kitchen, which is adorned with a walk-in pantry, gas cooktop and breakfast bar.

There are three additional family/living rooms of which are currently utilised as a media room, a formal lounge room and a children's play space!

Externally, the property features a charming tiled front porch and an expansive, rear covered alfresco area with an electric roof cover, perfect for entertaining. The lush back yard offers ample space for children and pets and includes plenty of room for a swimming pool^.

The grounds are beautifully landscaped with a driveway that includes a practical roundabout. The property also boasts a state-of-the-art Eufy security system, remote-controlled gates and garage doors, and a massive shed with 3-phase power. There are multiple, fenced paddocks and the fencing throughout this block is very secure!

This home merges luxury with practicality, offering a serene escape with all the modern amenities for a comfortable and secure lifestyle. Whether you're lounging indoors or enjoying the vast outdoor spaces, this property provides an idyllic setting for both relaxation and entertainment.

Other highlight features:

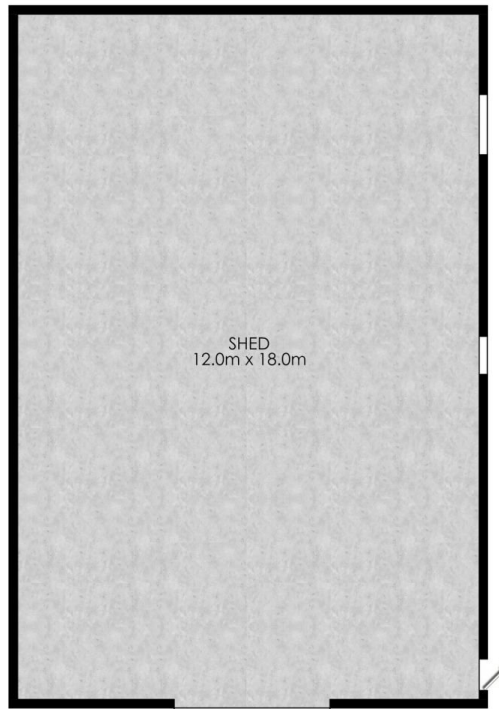
- 7.00 ha\*
- Ducted air conditioning
- High ceilings (9 ft)
- Carpeted bedrooms
- Tiled living spaces
- Laundry with toilet
- Lovely front porch
- Double garage with internal access
- 200 m street frontage\*
- Large dam
- Zoned RU1 Primary Production
- Bio Septic water filtration system
- 18 x 12 m shed\* with 3-phase power
- Electric / remote retractable awning to deck
- 10kw Fronius solar system
- Soundproofing to Cinema, main and 4th bedrooms
- Additional roof insulation blanket

\* Approx.

^ Subject to Council Approval.

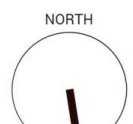
Webpage enquiries must include a contact number and email address to receive a response. Photo ID is required for all inspections. While care has been taken in presenting this information, prospective purchasers should confirm details independently.





85 Ryan Street, Thirlmere

Not to scale • All measurements are approximate • Drawn for marketing purposes only



<https://www.acreagesales.com.au>  
41 Wentworth Road, Bringelly NSW 2556

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