



15 Denmead Street, THIRLMERE, NSW 2572

When location and opportunity matter! 4.94 acres R5 zoned property

You will be impressed the minute you step onto this premium property, offering multiple opportunities for those seeking either a lifestyle change or property development opportunity.

Currently zoned R5 large lot residential, this property presents a rare opportunity to create an exclusive large lot estate into minimum 4,000m2 blocks, subject to Council approval.

Alternatively, this property offers the best of country living for buyers seeking an acreage lifestyle but with all conveniences at your doorstep. The existing well-built family home is conveniently positioned to the rear of the property and is surrounded by established park like gardens and extensive paving for outdoor entertaining, creating a rural private oasis. The home is surrounded by beautiful mostly cleared land with trees scattered throughout the gently sloping block.

The home features three very spacious and well positioned bedrooms with built in storage, a main bathroom with separate shower and bath, a generous timber kitchen and two separate living areas. Located adjacent to the kitchen is a family room, plus a generously sized north facing lounge and dining room heated by a fireplace, featuring sliding doors and a large window providing lovely garden views.

Externally the property will be sure to impress, featuring a circular driveway with parking

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: Sold

INTERNET ID: 102P1483

SALE DETAILS

\$2,750,000

CONTACT DETAILS

Elders Real Estate Picton

8/2 Margaret Street
 PICTON, NSW
 02 46 771 958

Geoff Eagles
 0418 267 095

for multiple vehicles, a north facing courtyard garden with water feature, a separate carport, storage shed and two water tanks are included. The property is divided into several paddocks, ideal for hobby farmers to raise livestock or horse lovers. Replant the vegetable garden and live more self-sufficiently.

Key development features:

• Beautiful, elevated, mostly cleared acreage

• Currently zoned R5 large lot residential

• 100m tar sealed road frontage and footpath

• Town water and power at street

• Rectangular shaped parcel

• "Paper" road to rear

• Bonus existing rentable three-bedroom home

With a perfect location, just over 1km to Thirlmere town centre, 2.25km to Tahmoor town centre, 30 minutes to the Southern Highlands, 40 minutes to Campbelltown and 50 minutes to Wollongong, the potential goes without saying.

If you are an astute buyer who recognises this rare opportunity, call us today to arrange your private inspection of this wonderful property.

Disclaimer: Whilst Elders Real Estate Picton has endeavoured to gather as accurate information as possible from reliable sources in relation to the above property, we recommend any interested party to rely on their own enquiries and seek independent professional advice prior to making any decision to purchase. Elders Real Estate Picton and its staff do not guarantee the accuracy of the information provided and shall not accept liability for any loss or damage arising from the reliance on information contained in this advertisement

- Land Area 2 hectares
- Bedrooms: 3
- Bathrooms: 1







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ADDRESS: **15 Denmead Street, Thirlmere**