



211 Frame Drive, SAWYERS GULLY, NSW 2326

Dual-Residence Acreage Offering Space, Lifestyle & Income Potential

3.44 hectares, 8.50 acres

Set on a picturesque 8.5-acre semi-rural property, this exceptional offering provides the ideal combination of space, lifestyle, and versatility. Featuring two separate homes, it's perfectly suited for dual-family living, guest accommodation, or additional income potential. The charming three-bedroom original homestead offers spacious dining, family, and living areas filled with warmth and character, while the modern four-bedroom, two-bathroom home-only 12 years old-boasts generous open-plan living, a separate lounge, and a versatile office that could easily serve as a fifth bedroom. Designed for horse lovers and animal enthusiasts, the property is fully equipped with five paddocks, three stables, two shelters, and four dog runs, creating the ultimate lifestyle retreat with room for everyone and everything.

The Main Residence

- 4 Bedrooms all with built-ins
- 2 Bathrooms
- Open Living Dining Area with Modern Kitchen

TYPE: Auction

INTERNET ID: 124P1985

AUCTION DETAILS

9:30am, Sunday November 16th, 2025

CONTACT DETAILS

Elders Advantage Group
2/8 Billbrooke Close
Cameron Park, NSW
02 4013 1929

Ricky Briggs
0400 312 136

- Separate Study and Family Room
- Ducted Aircon | Ceiling Fans Throughout | Solar
- Covered outdoor entertainers patio

The Original Home

- 3 Bedroom with Built-ins
- 1 Main Bathroom
- Large combined family & dining room
- Ceiling Fans throughout
- Covered Patio and porch to front and rear

The property:

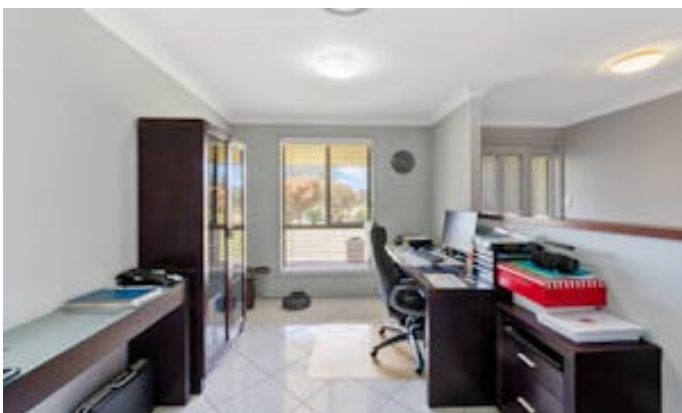
- 8.5 Acres | RU2 Zoning
- 3 Horse Yards with Shelters | 2 Separate Paddocks
- Chicken Coop | Tack Shed | 4 Dog Runs
- 12x6 Shed with installed Dog Kennels
- Swimming Pool | Garden Shed | 2 Carports
- 3 phase power

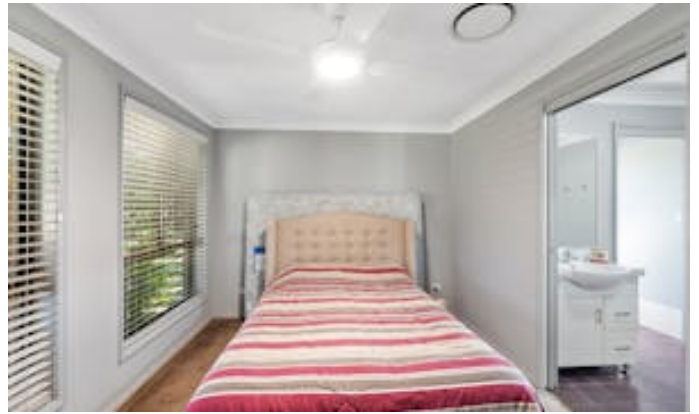
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- Land Area 3.439828 hectares
- Bedrooms: 7
- Bathrooms: 5

HOMESTEAD

Bedrooms	7
Bathrooms	5











NOT IN POSITION

211 Frame Drive Sawyers Gully

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate in metres and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.



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House 1



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