

**100 Otford Road, Otford, NSW 2508**



**House For Sale**

Monday, 29 January 2024

100 Otford Road, Otford, NSW 2508

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 1267 m2**

**Type: House**



Ian Pepper  
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Joshua Pepper  
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## Auction unless sold prior

The small village of Otford boasts a close community and proximity to Sydney with an abundance of trees and the sea at your doorstep. Nestled on the hillside of Otford on a private driveway, this unassuming four-bedroom brick and timber family home is perfectly suited to those who are looking for a lifestyle change amongst the trees while not compromising on location or space. **YOUR HOME** • The private driveway leads to this generous home combined with a leafy outlook and surroundings. Relax and enjoy the sunlight streaming through the trees while listening to the chorus of nature and all it has to offer. • This versatile floorplan is ideal for families and couples alike with plenty of space and work from home options galore. • The lower level of this split-level residence is a treehouse-inspired living quarter with easy access to a spacious deck. It includes a formal living room, a generously sized dining area, a family room, and a spacious kitchen equipped with ample bench and cupboard space - perfect for passionate cooks, large families, or festive gatherings. • Moving up to the second level, you'll find the parents' retreat featuring a roomy master bedroom with an ensuite, a bathroom boasting a spa bath, and another generously sized bedroom. • The third level boasts two double bedrooms adorned with built-in robes, ceiling fans, and windows that unveil breathtaking bush vistas. • Storage is plentiful in this property, offering an oversized linen cupboard, beneath-the-floor storage, a spacious storage area under the house with impressive head height, a large single garage with additional storage, and a garden shed. • The residence is characterized by meticulous details, including brick & timber clad construction, timber floorboards throughout, timber window frames, raked ceilings, and rustic exposed beams. • A slow combustion fireplace, two split system air conditioning units and ducted HVAC air filtration system. • Endless opportunities on this large 1,267 sq/m block with generous backyard of natural bushland including approximately 4 metres of frontage on the Hacking River. **YOUR LIFESTYLE** • The train station is 850 metres from your front door making your commute easy and convenient. The historical village of Helensburgh is a 2.9 km offering all shopping conveniences, cafes, restaurants, clubs, and medical services. Helensburgh also caters for a broad range of sporting activities including a newly constructed mountain bike trail course. • Highly regarded and community focused Otford Primary School is literally a few minutes stroll from your front door. • 4.3 km South is the pristine Stanwell Park Beach or walk from your front door to Bulgo or Werrong beaches, Bald Hill or the Royal National Park. If you appreciate spending time with your family outdoors, this is the perfect location. • Embrace coastal living with swimming, surfing, fishing, bushwalking, hang gliding and picnics amongst nature's best, all available only moments from your doorstep. • Otford offers a tranquil lifestyle, with easy access to Sydney, (1 hour to Central, 25 minutes to Wollongong) and all that this gorgeous coastline has to offer. This incredibly unique property is sure to sell quickly... Call Ian 0403 570 041 or Joshua 0437 790 052 to ensure that you don't miss out. \*\* Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our vendors, and as such, Ray White Helensburgh makes no statement, representation or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes.