

**1037 Marsden Swamp Road, Ganbenang, NSW 2790**



**Other For Sale**

Wednesday, 12 June 2024

1037 Marsden Swamp Road, Ganbenang, NSW 2790

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 3**

**Type: Other**



Lisa Behan

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**\$2,100,000**

Experience the epitome of rural living in this picturesque location, offering unparalleled views of the iconic Blue Mountains escarpment. Nestled on an expansive 38.04\*hectares (93.99 acres), this property presents a once-in-a-lifetime opportunity to embrace a serene lifestyle amidst breathtaking scenery. Living here means you're only just 143.2\*km from Sydney, 29.5\*km from Lithgow and 16.3\*km from Hampton. • Fully renovated luxurious 3-bedroom, 3-bathroom home designed for entertaining. • The kitchen is a culinary haven, boasting a generously sized island bench, stone countertops, large SMEG oven and cooktop, and ample under-bench storage • Open-plan living, kitchen, and dining areas seamlessly merge, offering a perfect space for family gatherings • Master bedroom with a large walk-in wardrobe and sunlit windows framing stunning morning views • Two secondary bedrooms with built-in wardrobes, one featuring an ensuite • Main bathroom with a large bathtub, shower, vanity, and toilet • Ducted heating and cooling, along with a wood heater, ensure year-round comfort. • Well-designed laundry with a folding bench, storage drawers, and linen press, complemented by an adjoining mudroom • Colorbond shed and covered carport with lights, power, and a concrete floor • 38.04 hectares of fully fenced grazing land with water features, including 3 dams, water troughs, and town water connection • Currently running 20 cows and calves, 10 paddocks all with water, steel cattle yards with a loading ramp The property's panoramic vistas are truly mesmerizing, instilling a sense of calm and tranquillity. This is your chance to own a slice of paradise and embrace the rural lifestyle in utmost luxury. Don't miss out on this rare opportunity to live amidst nature's splendour while enjoying the comforts of a modern home. Schedule your private viewing today! \*approximately Disclaimer: Property information provided by the vendor is not verified for accuracy. We make no representations regarding its reliability and bear no responsibility for its precision. Interested parties are advised to conduct their own inquiries and seek legal advice for the accuracy of the sales contract