

# 1052 Bells Line Of Road, Kurrajong Hills, NSW 2758

Laing+Simmons

## Acreage For Sale

Wednesday, 10 January 2024

1052 Bells Line Of Road, Kurrajong Hills, NSW 2758

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 3 m2

Type: Acreage



Sam Dalby

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## Auction

Spectacular 180 degree views over the Hawkesbury Valley to the Sydney city skyline will capture your attention from the moment you enter this beautifully presented family home set on 8\* acre parcel. The 3 level design offers multiple indoor and outdoor living and entertaining spaces and a stylish modern kitchen all with glorious views. The lower level of the home is perfect for in laws or older children with external and internal access featuring a large living space and optional 5th bedroom or study. This stand out property is set back off the main road, with an electric gate entrance, ample off-street parking, electric double garage and manicured grounds.

Entrance floor • Master suite with ensuite and his and hers built in wardrobes • 3 additional bedrooms all with built on wardrobes • Family bathroom • Insulation in ceiling above bedrooms

Middle floor • Exposed timber beam ceilings • Large living room with split system air conditioner, sliding door to deck • Modern kitchen with 20mm stone benchtops, dishwasher, electric cooking, microwave and pantry • Adjoining meals area with split system air conditioner • Large undercover rear deck

Lower floor • Large 2nd living space with tiled flooring and wood panelled walls and ceiling • Slow combustion fireplace • 5th bedroom/study • Laundry with additional toilet • Sunroom and undercover deck, both with external/ground level access

Exterior • Established lawns and gardens • 10.23KW solar system • In ground swimming pool, salt water and solar heated • Tank water - Approx. 60,000L capacity • Absorption trench septic system • 4 car automatic garage • Automatic entrance gates

We have been furnished with the above information; however, Laing+Simmons gives no guarantees. Interested parties to rely on their own enquiries.