

# 135 Lyons Road, Lakesland, NSW 2572



## Acreage For Sale

Wednesday, 12 June 2024

135 Lyons Road, Lakesland, NSW 2572

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 8**

**Area: 16 m2**

**Type: Acreage**



Peter Hunt

**\$2,499,000 - \$2,599,000**

FIRST TIME RELEASED IN 34 YEARS THIS MAGNIFICENT 16.19HA (40 ACRES) FARM PROPERTY IS PASTURE IMPROVED, GENTLY UNDULATING AND MOSTLY CLEARED, WITH 3 DAMS AND TREETOP VIEWS AS FAR AS THE EYE CAN SEE. Tucked away at the end of a no-through-road surrounded by farms and homesteads, is this 1990's era, blond-brick residence featuring 4 bedrooms, master with en-suite, 2 living areas and Dining corner. The spacious timber kitchen features large wood stove that heats the gravity-fed water heater, so never pay again for heating your hot water. There's plenty of cupboard space and a Breakfast bar. Multiple air-conditioners with 2 newer split system units and various in-wall cooling units, plus ceiling fans throughout and the slow combustion fireplace, ensure your family's climate control is taken care of. 3 of the 4 bedrooms have built-in robes and the Master has an en suite, all bedrooms are spacious and with carpet. Outside under the main roof is a single lock-up, drive-through garage, which is situated next to a Studio offering possibilities to use as either a fifth bedroom, formal study, hobby / crafts room or a retreat. There's potential to combine the Studio and the single garage for extra accommodation space (STCA). Around the back is a huge steel-framed, 6-bay shed, approximately 18m x 9m on concrete slab with power. There's a third toilet and wash basin here also. Next to the home is a double carport, high enough to park trucks, caravans or large boats, with some room to spare. Water won't be a problem, with several water tanks consisting of a colossal concrete tank, estimated to be in excess of 100,000Ltr, x2 20,000 Ltr poly-tanks fed from roofs PLUS Bore water. This mostly cleared block of land is gently undulating and bordered toward the South by a thick patch of forest through which, runs a seasonal creek and has one of the 3 dams. This beautiful 16.19ha parcel of land has a variety of other improvements, including shedding, water tanks and stables, which could still be useful with some maintenance and TLC. There are multiple paddocks, with fencing that may need some restoring, but laid out and set up for many hobbies and pursuits, including livestock, poultry or upgrade to create your own equine heaven.

- 4 spacious bedrooms, 3 with built-in robes, en-suite to the Master
- Timber kitchen with breakfast bar, wood-fired stove which heats a gravity-fed hot water tank, electrical switch if preferred, large laundry
- 2 large living areas, plus Dining corner
- Studio and single garage under the main roof – could be converted according to your living choices (STCA)
- 2-car carport with high roof, ideal for high vehicles, caravans and other trailers
- Massive steel-framed shed approx. 18m x 9m, with 3rd toilet and wash basin
- 3 dams, several water tanks and Bore water available, various outbuildings and sheds
- Generally level, cleared and gently undulating 40 acre parcel of land, 3 dams, small forest with seasonal creek

If you're looking for enough useable land for a farm or your recreational and hobby pursuits, then look no further! Zoned RU1 – Primary Production, combined with your own touches, there can be no doubt that a purchase of this size and scale should reward the shrewd purchaser, in years to come. Need to inspect? Call now! Wollondilly's own Acreage and Rural Specialist Peter Hunt is on 0403 202 930 or our Thirlmere offices 02 4681 9900 to discuss. If you're ready to go, you won't want to miss this opportunity. The villages of the Wollondilly region – including Thirlmere, Couridjah, Lakesland and the surrounds retain the tranquillity of small country towns. The region's farms and villages, natural attractions and vast wilderness areas are a haven for nature-loving visitors. Located around 95kms from Sydney, just over 200kms from Canberra and 60kms from Wollongong's beaches the locale has always been a major draw card as the gateway to the Southern Highlands. NB: Any information about properties for sale has been furnished to us by the Owners of those properties. We have not verified whether or not that information is accurate and do not have any belief one way or the other, in its accuracy. We do not accept any responsibility to any person, Company or entity for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries, in order to determine whether or not this information is, in fact, accurate. Please note, you are responsible for your own safety when inspecting the property. Neither the Owner nor this office will be responsible in any way whatsoever for the safety of you or anyone in your care when arriving, during the visit and / or upon leaving the property.

Around the Property:

**SCHOOLS**  
Thirlmere Public 9.5km  
Picton High 13.4km  
Wollondilly Anglican College 17.2km

**SHOPPING**  
Thirlmere Village 9.8km  
Picton Shopping 12.5km  
Tahmoor Shopping 13.3km

**TRANSPORT**  
Bus: Lakesland Road (Robertson's Corner) 3.2km  
Picton Train Station 13.4km  
Tahmoor Train Station 13.5km

**OTHER**  
Motorway Junction (North and Southbound) 21.6km  
Thirlmere Lakes 15km  
The Offices of Peter Hunt Real Estate 9.7km