

1751 Canyonleigh Road, Canyonleigh, NSW 2577

Raine&Horne.

House For Sale

Wednesday, 24 April 2024

1751 Canyonleigh Road, Canyonleigh, NSW 2577

Bedrooms: 6

Bathrooms: 4

Parkings: 4

Area: 21 m2

Type: House



George Kolovos
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Sarah Long
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Price Guide \$1,950,000

Welcome to 1751 Canyonleigh Road, Canyonleigh. Hugged by the beautiful Wattle Park & Wendela farms, this 52-acre property is ideal for those seeking a comfortable country retreat, establish a hobby farm or create an equine sanctuary for family & friends. Offering sweeping views, it is the perfect backdrop for breath-taking sunrises & sunsets, casting a magical glow over the tranquil countryside. 5 dams, 2 large paddocks (approx. 22-24 acres each) & one small paddock (approx. 2 acres) along with two comfortable dwellings & shedding await you on the property. Amidst this idyllic setting, convenience is not compromised. To add to its rural charm, Canyonleigh remains only a short distance from Moss Vale, Berrima & Bowral, is 15kms to the freeway turnoff, 1.5hrs to Sydney CBD & 5kms away from a school bus stop ensuring easy access to amenities while preserving the tranquillity of country living. Embark on a journey where the beauty of nature intertwines with the comforts of modern living.

Main house: - 3 bedrooms & 2 bathrooms (one open plan ensuite) - Laundry that also has shower & toilet. - Separate guest toilet. - 2 large living areas, each with wood fire burner. - Kitchen redone about 5-6 years ago. - Large veranda out front with amazing views over property. - Large garden with established trees (about 2 acres). - Watertanks about 150,000 L, with dual water filter with UV lamp, electric HWC - 3 phase power available - 4 large sheds with ample parking for vehicles - Fixed wireless internet available.

Cottage: - 3 bedrooms with shared bathroom (shower and bath) with separate toilet - Living area with wood fire burner - Kitchen with dining area - Laundry - Car port - Easy maintained garden - Watertanks about 50,000 L, with dual water filter with UV lamp, gas HWC - Fixed wireless internet available.

To secure this remarkable property, please contact George Kolovos on 0418 232 816 or Sarah Long on 0477 555 055 to arrange your private inspection.