

205 Sun Valley Road, Sun Valley, NSW 2777

LISTER

House For Sale

Friday, 3 November 2023

205 Sun Valley Road, Sun Valley, NSW 2777

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 2 m2

Type: House



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AUCTION GUIDE \$1,400,000

Auction Location: on site BED 3+1 | BATH 1+1 | LIVING 2+1 | CAR 2+2 Feel the instant relief from Sydney bustle as you descend into this highly sought-after region of the Blue Mountains, and make your way to your very own parcel of land approx. 5 acres surrounded by wildlife. An ideal opportunity for families seeking extended family or guest accommodation, take advantage of the local Pony Club, serene setting, and tree-lined living. The main residence embraces free movement with the central and walk-through kitchen providing the perfect communal space between two internal lounge areas; the north-eastern frontage is further enhanced with a large and fully covered entertaining area, while the rear living steps down under timber ceilings to snuggle by the slow-combustion fireplace. Three bedrooms each have built-in robes and ceiling fans and are easily serviced by the main bathroom with comfortable layout and separate toilet. The adjacent granny flat offers quiet respite with kitchenette, streamlined modern bathroom with walk-in shower, and split system air conditioning supporting both the cool of the brick and tiles, and the warmth of a second slow-combustion fireplace. Outside, the double garage plus double carport worthy of two motorhomes or boats, and a brick shed plus side cover gives ideal garage for a mower and more. Additional features include a coffee hideaway, built-in wine rack and breakfast bar to the kitchen, combined 12,000L of water tank storage with pumps, and the support of a 4.2kW (approx.) solar system. • Land size (approx) - 5 acres • Land zoning: RU2 – Rural landscape • Ideal layout for extended family or guest accommodation; walking distance to Sun Valley Pony Club, • Central and walk-through kitchen, two living areas, plus a fully covered north-eastern entertaining area, • Three bedrooms with built-in robes; main bathroom with separate toilet, • Granny flat with kitchenette and streamlined modern bathroom, • Double garage, double carport, and brick shed plus side cover, • Combined 12,000L of water tank storage, 4.2kW (approx.) solar system, split system air conditioning, and two slow combustion fireplaces. Please contact Lister Estate Agents – Springwood to book your private inspection of this exclusive address amidst wonderful wildlife. Disclaimer: We have obtained all information herein from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.