

**22 Farm Road, Springwood, NSW 2777**

**LISTER**

**House For Sale**

Tuesday, 17 October 2023

22 Farm Road, Springwood, NSW 2777

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 5**

**Area: 9529 m2**

**Type: House**



Scott Lister

0247516888

## AUCTION GUIDE \$2,100,000

Auction Location: Springwood Sports Club BED 3+1 | BATH 2+1 | LIVING 2+1 | CAR 4+1 On the popular south side of Springwood and 2.5km (approx.) to the town centre sits this wondrous 2.3-acre (approx.) block with immaculate landscaped ornamental and native gardens and lawns. Options are in abundance for families seeking in-law accommodation, a teenage retreat, work-from-home spaces, or just wanting to get away from it all; the main residence presents a three-bedroom home while an attached separate residence gives ideal privacy, both of which enjoying the sensational bush-aspect over the travertine-surrounded pool. Both kitchens feature stone benchtops, with the modern main kitchen also boasting a wall-mounted oven, induction stove, drawer storage, and semi-integrated dishwasher. Wonderful access is granted to the resort-like and near-north alfresco dining areas from both the timber-floored lounge and dining room with slow combustion fireplace, and a second family area giving open hosting while preparing meals. Incredible features complete the home, including vaulted ceilings to main residence, multiple split-system units and ceiling fans throughout, two double garages including a bespoke brick art studio/garage with adjoining carport, 26,500L of water tank plus two pumps, 10kW solar power and hot water, three-phase power to house, and sprinkler system.

- Land size (approx) - 9,529m<sup>2</sup> (2.3ac)
- Our rental estimate - \$1500/week
- Landscaped gardens across a secluded block on the south side of Springwood,
- Main residence plus second separate accommodation giving ideal privacy,
- Modern kitchens, formal and informal living spaces, resort-like alfresco dining area, and travertine-surrounded pool,
- All four bedrooms with built-in robes, serviced by a three-way main bathroom and two ensuites,
- Two double garages including a bespoke brick art studio/garage with adjoining carport,
- Slow combustion fireplace, multiple split-system units and ceiling fans throughout, two water tanks with pumps, 10kW solar power and hot water, three-phase power, and sprinkler system.

Please contact Lister Estate Agents – Springwood to book your private inspection of this manicured acreage in the south side of Springwood. 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.