

25 Nyah Road, Somersby, NSW 2250

Sold Acreage

Saturday, 3 February 2024

25 Nyah Road, Somersby, NSW 2250

Bedrooms: 7

Bathrooms: 3

Parkings: 18

Area: 11 m2

Type: Acreage



Phil McCord
0481143307



Kristy Thomson
0243414555

\$4,750,000

28 SUPERB ACRES & 2 STREET FRONTAGE ! ONLY 5 MINUTES TO THE M1 !NOTICE: With Central Coast Council recently sending a letter, notifying residences that the town water and sewer is on the agenda to potentially be connected in the long-term future, Somersby is expected to have huge capital growth and long-term future potential for sub-division.(Subject to State & Local Planning Authorities). Wow, where do I start, on this stunning council approved dual occupancy sprawling out across a level 758 square metres of a finely finished residence, is absolutely superb to say the least. Conveniently located within 5 minutes to the M1, only 10 minutes to Coles West Gosford Shopping Centre, 15 minutes to Westfields Tuggerah and less than 20 minutes to Woy Woy Railway Station. THE ACRES;* 28 acres perched on the peak of Somersby with distant ocean views.* Mostly cleared & level acres rolling down to lower woodlands.* Private Nyah Road access & 2nd 200m street frontage to Wirrinda Road.* Enormous 758 Sqm stunning family dual occupancy residence.* 1.5 bedroom relocatable home with air conditioning.* 1 bedroom relocatable home with air conditioning.* Huge 21m x 9m machinery shed with mezzanine floor.* Diesel generator, bore water and 120,000 litres of water tank storage.* 3 dams spread out over the acreage THE SINGLE LEVEL MANSION; The main residence consists of;* a formal entry foyer.* a large open plan living area with Caesar Stone kitchen & island bench leading out to a lovely alfresco dining area overlooking the acres & ranges beyond.* a home theatre room or formal dining.* 3 bedrooms with built-in wardrobes, including a huge Master suite with walk-around wardrobe & a stylish ensuite.* a huge craft room or parents retreat.* a large gymnasium room or 4th bedroom.* a separate study or 5th bedroom.* a stunning main bathroom and an enormous separate laundry. There is also an enormous 123sqm 4 car garage with 2 high auto doors. The attached 2 bedroom residence consists of;* a formal entry foyer.* a large open plan living area leading out to a lovely alfresco dining area overlooking the acres & ranges beyond.* 2 king bedrooms with built-in wardrobes.* a stunning main bathroom with a separate full size laundry. There is also a huge 52sqm king single wedge shaped garage with auto door. I think enough has been said, this rare property, so close to the M1 would suit a myriad of buyers, from the serious farmer, to the hobby farm, to the horse lovers, to the extended families looking to "live the dream" or even to the Airbnb Hosts that are looking for their next tourism adventure. NOTE; Inspections are strictly by appointment only, so call Phil McCord on 0417 260056 to arrange your own private viewing. DISCLAIMER : One Agency Umina Beach - Woy Woy have taken all reasonable steps to ensure the accuracy of the displayed information. Purchasers are advised to make their own enquiries to ensure all information displayed is an accurate representation of the property.