

**259-269 The Northern Road, Londonderry, NSW  
2753**



**House For Sale**

Wednesday, 12 June 2024

259-269 The Northern Road, Londonderry, NSW 2753

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 8**

**Area: 2 m2**

**Type: House**



Rhonda Schellnack  
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## Expressions of Interest

First time for sale in 45 years! Get in quick and secure this superb offering & land banking opportunity! 5 flood free acres, 127m road frontage & 250m side boundary with main road exposure. Centrally located between Windsor, Richmond & Penrith. Just 7.8 kms to St Paul's Grammar School, 8.9 kms to Jordan Springs residential area & shopping centre, 8.5 kms to Xavier College & approximately 14.2 kms to Penrith City Train & Westfield Shopping Centre. 13.5 kms to Marsden Park Business Centre, 27.5 kms to M7. This property has been in the family for 45 years and is now waiting for its new owner. Double brick family home with family lounge area, open plan kitchen & separate dining/living area with slow combustion fire and four generous bedrooms. The kitchen has been renovated with stone benchtops, integrated dishwasher, induction cooktop, rangehood, microwave & display cabinet. There is also a separate studio with power, air conditioning, internet connection & alarm perfect for home business. The acreage has a cattle yard with cattle crush & stable, dam & large 9m x 18m shed with 3 phase power & alarm. You also have the opportunity to build a second home (subject to council approval). The local/school bus service is also close by! Many features include:

- 5 Flood Free acres with main road frontage
- Full brick family home, tile roof
- 4 x bedrooms, 3 x with built-in robes, 4th bedroom has split system reverse cycle air conditioning
- Renovated kitchen with stone benchtops, integrated dishwasher, induction cooktop, rangehood, microwave & display cabinet
- Family lounge area & separate dining/living area with slow combustion fire
- 9ft ceilings, timber/carpet flooring, ducted air conditioning zoned
- Main bathroom, internal laundry
- Covered entertaining area with outdoor bathroom
- Separate studio with power, air conditioning, internet connection & alarm
- Double car garage with automatic door
- Colorbond shed 9m x 18m with 3 phase power & alarm
- Cattle yard with cattle crush & stable
- NBN fibre connected, each room has cat5 cable
- Dam, town water

This fabulous opportunity is located just 7.8 kms to St Paul's Grammar School, 8.9 kms to Jordan Springs residential area & shopping centre & 8.5 kms to Xavier College. Approximately 14.2 kms to Penrith City Train & Westfield Shopping Centre. 13.5 kms to Marsden Park Business Centre, 27.5 kms to M7. For all enquiries please call Rhonda Schellnack on 0415 860 299. Disclaimer: All information about the property has been provided to Peek Property Group by third parties. Peek Property Group has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own enquiries in relation to the property.