

# 2733 Wisemans Ferry Road, Mangrove Mountain, NSW 2250



## Acreage For Sale

Thursday, 2 November 2023

2733 Wisemans Ferry Road, Mangrove Mountain, NSW 2250

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 8 m2**

**Type: Acreage**



Tony Gilmour  
0400723193

## Contact Agent

Nestled in a very private location is this superbly presented 20-acre property offering the highest levels of comfort and practicality along with excellent water provision. There is extensive cleared and shaded pasture ideal for livestock, along with magnificent established gardens. The house is located at the high point of the property with a northerly aspect and distant views across the professionally established native and exotic gardens. The home has undergone recent substantial renovations and is now presented in pristine condition with spectacular new kitchen, bathroom, and laundry. There are three bedrooms, a large central open plan area off the kitchen, flowing through wide sliders to the 4 x 10 metre covered north facing entertaining area. Solid timber floors are featured throughout. New combustion fire and air conditioning provide year-round comfort. The landscaping and gardens are to a "Botanic Garden" standard featuring a driveway bordered by an amazing collection of deciduous trees. There are beautiful, grassed walkways and rest areas throughout that provide a unique opportunity to recharge within the beautifully designed landscape. Irrigation is of course installed throughout. The property features a massive spring fed dam with concrete spillway. A new electric pump automatically tops up tanks for irrigation and in addition there is over 200,000 litres of rainwater storage. Boundary fencing is to a high standard and there is a new fenced 'house yard' encompassing the home and gardens that provides wonderful secure areas for children and animals to play. There is stabling for horses and multiple grazing areas, covering about 15 acres. Modern 6 and 3 bay steel sheds provide adequate space for farm and other equipment. Good drainage is a feature of the entire property, with excellent, properly constructed driveway and lower access road. This is a wonderfully presented lifestyle property for all to enjoy and is less than 50 minutes to Wahroonga via the M1. Come and discover it for yourself! Disclaimer: All information contained herein has been provided to us by either the owner or from sources Central Coast Select Properties believe to be accurate. Central Coast Select Properties issue no invitation to anyone to rely on the information contained herein and the company and persons intend by this statement to exclude liability for all such information. Any interested parties are advised to make their own enquiries to satisfy themselves in all respects. The information contained herein is excluded from any contract.