

**291-323 Chain-O-Ponds Road, Mulgoa, NSW 2745**



**Acreage For Sale**

Thursday, 4 January 2024

291-323 Chain-O-Ponds Road, Mulgoa, NSW 2745

**Bedrooms: 4**

**Bathrooms: 5**

**Parkings: 10**

**Area: 10 m2**

**Type: Acreage**



Grahaem Evans  
0404475550



Daniel Hulston  
0421755642

## COMING SOON

FORTHCOMING AUCTION - DATE TO BE ADVISED VIP INSPECTIONS WELCOME Welcome to 291 Chain-O-Ponds Rd, where the allure of lifestyle living harmoniously merges with the timeless charm of expansive acreage. This meticulously maintained property has been thoughtfully divided into three expansive paddocks, each graced by its own picturesque dam. This architecturally built residence is surrounded by beautiful landscaping designed to be enjoyed all year round. From flourishing gardens and established fruit trees, no expense has been spared in creating this wonderful outlook. Every window in the home has a view showcasing this well thought out garden. The residence at approx 58 squares, has been tastefully updated throughout the years, seamlessly blends contemporary conveniences with the age and character of its origins. Upon entering through elegant French-style doors into the formal foyer, one is immediately embraced by the warmth and charisma that define this home. Catering to larger families, the property features a formal living room boasting stunning garden views, high ceilings, and a gorgeous fireplace. Continuing through, a spacious floor plan unfolds into the family and dining room, both overlooking the captivating gardens to the front and rear. The culinary haven boasts ample bench and storage space, a dishwasher, built-in oven, and a sizable pantry. The private living quarters, situated down a hallway to the left of the home, offer four generously sized bedrooms, each equipped with built-in robes and ensuite. The master suite serves as a personal retreat, featuring a walk-in robe and a large private ensuite with a luxurious bathtub and shower. The home also has a home office set up which could become a 5th bedroom. There is also a dedicated study/6th bedroom and mud room. This home is characterized by exposed timber framework and panoramic views visible from every window. Effortless outdoor entertaining is facilitated by the seamless transition to sandstone-tiled pathways. The property is fully fenced and features a pool and BBQ area with a superb outlook onto the flourishing acreage. Meticulously landscaped gardens enhance the beauty of this outdoor haven. Car enthusiasts will appreciate not only the massive triple lock-up shed but also the attached double garage with internal access. In summary, this property stands as a remarkable one, encapsulating the essence of lifestyle living. With its timeless charm, modern amenities, and picturesque surroundings. Seize the opportunity to make this captivating property your own. Key features:- 4 king sized bedroom with built-ins and ensuite bathrooms- Master with walk-in robe and ensuite- Home office and study rooms- Sunken formal lounge with fire place and large formal dining - Family and dining off kitchen- Mud room off the laundry- Double garage with internal access- Approx 25 acres separated into 3 paddocks- Each paddock set up with a dam- 80,000 ltr inground pool and dedicated bbq area- Potential of a second dwelling up to 29sqm - (subject to council approval) Disclaimer: While we have been provided with the above inclusions and information, Elders Real Estate Penrith/Wallacia gives no guarantees regarding the accuracy or up-to-date nature of the details at hand. All interested parties are encouraged to make their own independent enquiries in order to confirm whether the information is accurate.