

**3 Moles Road, Wilberforce, NSW 2756**



**House For Sale**

Friday, 24 May 2024

3 Moles Road, Wilberforce, NSW 2756

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 9**

**Area: 4 m2**

**Type: House**



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## AUCTION

Nestled in a tranquil and secluded setting, this expansive 4-hectare property presents an ideal canvas for various rural activities. Boasting an abundant water source, seven paddocks, ample storage facilities, three-phase power, and meticulously landscaped lawns and gardens. Constructed entirely of durable brick, the residence features a spacious layout. Recently refurbished, it showcases a pristine kitchen equipped with top-tier fixtures, along with fresh flooring, paintwork, and lighting throughout. Situated a mere 12-minute drive from Windsor and 17 minutes from North Richmond, this property offers the perfect blend of convenience and idyllic rural living.

- Automatic entrance gates, tar sealed driveways, 5KW solar system, 3 phase power
- 20kW ducted air conditioning system
- Open plan kitchen, meals and living area with a striking brick slow combustion fireplace
- Brand new kitchen with 40mm stone benchtops, tiled splash back, farmhouse style sink, induction cooktop, electric oven, dishwasher, pantry and large breakfast bar
- Combined butlers' pantry/laundry with farmhouse style sink, appliance cupboard, walk in linen/broom closet and stone benchtops
- Large enclosed sunroom with gorgeous views across the property and dam, access to the pool area
- Master bedroom with walk in wardrobe, built in entertainment unit and ensuite with bath
- Two additional bedrooms, one with a built-in wardrobe
- Home office with internal and external access
- Two way family bathroom with direct access to the third bedroom
- Concrete, solar heated swimming pool
- Fully fenced dog yard on the right-hand side of the home
- 3 bay carport at the entrance to the home
- 21mx8m shed with 3 roller doors, mezzanine storage and bathroom
- 9.7mx5m shed, perfect for a caravan, tractor shed
- Approx. 60,000L house water tank with a new filtration system & approx. 20,000L shed water tank
- Landscaped lawns and gardens, lemon, lime, fig, orange, mulberry, peach and mandarin trees
- 7 fenced paddocks, 4 with stables/shelters, large house yard
- Huge dam with irrigation over the property
- Approx. 4HA/9.88 acres

All information about the property has been provided to Ray White by third parties. Ray White 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.