

**305 Maguires Road, Maraylya, NSW 2765**

**Sold Studio**

Monday, 9 October 2023

305 Maguires Road, Maraylya, NSW 2765

**Bathrooms: 1**

**Parkings: 4**

**Type: Studio**



John Gibson  
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**\$2,200,000**

Perfect for those looking to build a modern mansion in an extremely convenient rural location that is now so central to suburbia. Maguires Road Maraylya is fast becoming the jewel of North Western Sydney - the 'blue ribbon' street with premium new builds setting new standards in acreage living. MOST OF THE HARD WORK IS DONE! Choose a builder and lodge the DA for your new home. The owners have already built a fantastic workshop, showroom shed, installed 90,000 litres of water storage, a RootZone reed bed septic system, chicken coop, wood shed and vegetable garden. The land is perfect for those wanting room to expand and enjoy a rural lifestyle with a perfect mix of green grass to natural landscapes. • RU6 transition zoning, The Hills Council • 9.39 acres or 37,995sqm • 122.995m road frontage with Blue Mountain views • Private & peaceful location, yet so close to suburban convenience • Stunning valley views to the rear • Multiple options for home build area • Approximately 4 acres of easy care green grass • One of the highest elevation blocks in the suburb of Maraylya • Well fenced with a scattering of mature trees • Cattai Creek is the rear boundary (Elevation drop of 40 plus metres ensures NIL FLOODING) • Water pumping for private use is permitted - add your own pump • No power easements BONUS ADDED INFRASTRUCTURE - used for cabinet making and fine timber, hand made furniture manufacturing and sales. Features: • 15m x 9m shed with concrete slab 9m x 18m • 3 phase, underground power • Workshop area, 3 x auto garage doors to shedding • Showroom, office, storage room all with insulation • Kitchenette, bathroom with laundry facilities and covered outdoor area • Slow combustion, wall mounted and split system air conditioners • 4 x 22,500 litre water tanks • RootZone reed bed septic system • 1 x covered 20 foot shipping container for additional storage • Chicken coop, firewood shed, vegetable garden • Blue metal driveway to shedding and storage • Minutes to Santa Sofia Catholic College, Maraylya Pre & Primary Schools, local service station and Carmel shopping precinct. On local and school bus routes to The Hills Grammar School, Arndell College, Marian College amongst others. Within 20 minutes of North West light rail, Rouse Hill Town Centre and City express trains & buses. All information contained herein is gathered from sources we believe to be reliable however we cannot guarantee its accuracy. If a point of view has been expressed, it is to be viewed as a general interpretation of information which may be incorrect or may not be your interpretation therefore interested parties should only rely on their own enquiries.