

**316 Palmyra Avenue, Shanes Park, NSW 2747**



**Acreage For Sale**

Wednesday, 12 June 2024

316 Palmyra Avenue, Shanes Park, NSW 2747

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 8**

**Area: 2 m2**

**Type: Acreage**



Helen Fitzpatrick  
0414362955

**Auction Guide: \$2,200,000**

**AUCTION: ON SITE 10:00 am Saturday, 6th July 5 ACRE PARCEL OF LAND WITH A HOME AND A DAM** Are you looking for a tranquil retreat with plenty of space to roam? Then look no further! This fantastic 5 acre parcel of land is the perfect escape from the hustle and bustle of city life. Positioned at the front of the acres sits a spacious 3 bedroom home with plenty of natural light, massive 30 x 12 mt workshed with multiple roller doors plus an adjoining carport; this property has everything you need to live comfortably and pursue your hobbies and dreams. Zoned RU4 Primary Production Small Lots

**FEATURES OF THE HOME & ACRES:**

- Three generous sized bedrooms
- Open plan lounge /dining room
- Combustion fireplace
- Great size kitchen with modern appliances
- Massive undercover entertaining area
- 30 m x 12 m workshed ideal for car enthusiasts, mechanics or storage needs
- Attached carport with ample room to store a caravan, boat or truck
- Large dam at the front of the acres
- Cattle pens
- Private driveway
- Zoned RU4 Primary Production Small Lots

**Location:**

- Llandilo Public School: 2.9 km
- Willmot Public School: 2.3 km
- Ropes Crossing Shopping Centre: 2.8 km
- Xavier College: 4.5 km
- Mt Druitt Hospital: 8.9 km
- Dunheved Golf Course: 7 km

If you're looking for a unique and peaceful property that combines comfort and privacy then look no further! This incredible 5 acre parcel of land is the perfect opportunity to make your dreams a reality. Contact Helen Fitzpatrick on 0414 362 955 to book an inspection.