

**323 Greggs Road, Kurrajong, NSW 2758**

**House For Sale**

Thursday, 16 November 2023



323 Greggs Road, Kurrajong, NSW 2758

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 5**

**Area: 1 m2**

**Type: House**



Cindy Cash  
0245713000



Michael Cash  
0414877736

## AUCTION - Bidding Guide \$1,500,000

Positioned on 3.88 acres with equine facilities is this charming home with a stunning outlook just 6 minutes from North Richmond. The home features ducted air conditioning, a stunning living space with a vaulted ceiling and slow combustion fireplace, a rear verandah overlooking the arena and an entertainer's alfresco area with a pizza oven. Externally, there is a sand arena, 2 paddocks, day yard, shelter shed, tack/feed room and 2 hot/cold wash bays. Additionally, the property offers a studio with a timber deck overlooking Redbank Creek, double carport, high bay triple carport, fully fenced house yard, chicken coop and dog kennel. Incredibly peaceful, the property is located 4 minutes from Kurrajong Village filled with boutique shops, cafés and restaurants.

- Entrance foyer, mixed hardwood timber floating floor, ducted air conditioning
- Roof, windows and doors all replaced approx. 12 months ago
- Wall and ceiling insulation
- Timber kitchen with a gas cooktop, electric oven, dishwasher, breakfast bar and pantry
- Adjoining meals area opening out to the undercover entertaining area
- Sunken living and dining area with vaulted ceilings, slow combustion fireplace and access to the rear timber deck
- Three bedrooms, two with built in wardrobes
- Family bathroom with a separate toilet, laundry, two linen cupboards
- Large under house storage area
- Undercover entertaining area with an outdoor kitchen featuring a pizza oven, glass door drinks fridge, beer tap and chilling unit
- Fully fenced house yard, chicken coop and dog kennel
- Double carport + high bay triple carport
- Sand arena, tack + feed room, 2x hot/cold wash abys
- 2 livestock paddocks + 1 day yard, shelter shed
- 2x 25,000L water tanks, 2x absorption trench septic systems
- Studio with a timber deck and bath overlooking Redbank Creek
- Two access points, 1.573Ha/3.886 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.