

**330 Eighth Avenue, Llandilo, NSW 2747**



**Acreage For Sale**

Tuesday, 30 April 2024

330 Eighth Avenue, Llandilo, NSW 2747

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 2 m2**

**Type: Acreage**



Craig Donkin  
0245712500

## **Auction Guide \$2,650,000**

This regal rural manor stands proudly in a sought-after location, offering a perfect blend of opulence and serene country living. The five-acre estate is a picturesque family retreat surrounded by lush landscapes and a pond that attracts an abundance of native birdlife. The interior is a tapestry of elegance, featuring a grand entry foyer leading to multiple living spaces, including one with a fireplace, and four spacious bedrooms, including a master with ensuite and walk-in robe. At its heart, a stunning kitchen showcases floor-to-ceiling glass display cabinets subtly hiding a walk-in pantry, epitomising modern luxury. Outdoor living is just as refined, with a European-style internal courtyard featuring retractable shades and a large paved alfresco area with a fireplace, BBQ, and an outdoor spa catering for up to 10 people. These spaces are perfect for hosting gatherings or enjoying entertaining evenings outdoors. Further enriching the estate, a heritage cottage offers use as storage alongside a 20m by 12m shed perfect for hobbies. The pond at the front of the property adds a peaceful touch, while the electric gated entry ensures a private haven. Offering a unique combination of luxury and practicality, this estate is positioned near local public schools and Xavier College, all just 15 minutes from the Penrith CBD. Features: - Regal country manor on a lush five-acre rural estate - Tranquil pond frontage with electric gated entry - Four bedroom plus study modern homestead - Multiple living spaces, including formal lounge, family room, and a games room - Sleek kitchen with floor-to-ceiling glass cabinets and a walk-in pantry - European-style internal courtyard with retractable shading - Extensive paved outdoor entertainment area with a fireplace, BBQ, and 10-person spa - Double garage with internal entry, 9-ft high ceilings, and ducted air-conditioning - Heritage cottage, suitable as storage - Large 20m x 12m shed, RU4 zoning, and space for hobby farm or heavy vehicles Contact your friendly Cutcliffe agent today.