

**34 Harrisons Lane, Glenorie, NSW 2157**



**House For Sale**

Sunday, 22 October 2023

34 Harrisons Lane, Glenorie, NSW 2157

**Bedrooms: 10**

**Bathrooms: 4**

**Parkings: 12**

**Area: 2 m2**

**Type: House**



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## EOI - Closing Monday 30th October 3pm

Supremely tranquil, this 4 bedroom single level brick residence tucks privately away from the road and enjoys water views over the sparkling pool and acreage beyond. The oversized alfresco allows the family to unwind and entertain in an outdoor oasis. With separate driveway access from Moores Rd, this side of the property enjoys an established camellia grove, open paddock space and rare courtyard. Boasting a huge 360m<sup>2</sup> (approx) in floor space is a colourbond shed currently operating a thriving camellia nursery. The flexibility of the shed floorplan offers potential for mechanic, storage, and trade businesses. With separate access from Harrisons Lane, this independent driveway allows for your business to operate its 'business' away from the family home. This is the ultimate opportunity where business meets leisure set on 6.25 acres, this is your chance to secure a property combining the ability to reside and also operate your business from the same premises (STCA). Connected to town water and on the outskirts of Glenorie Village, this is an ultra rare offering, packed with endless potential and scope.

**Main accommodation :-** Separate private entrance via Moores Road- 4 bedroom single level home with study- Master with external verandah access and garden vistas- Walk in robe through to ensuite bathroom with spa- Expansive outdoor entertainment area with built in kitchen inbuilt gas barbeque, hot water, overhead heating, ceiling fan, pull down blinds and tv- Inground salt water pool with adjacent outdoor entertaining deck- Ducted A/C and ceiling fans in each bedroom- Open plan kitchen with island bench and electric cooktop- Laundry with external access to rear courtyard- Living room with pot belly fully flued wood burner- Statement 2 car porte cochère entrance- Meandering garden pathways through private camellia grove- Circular driveway for additional parking and open grass spaces- Property connected to town water and septic system

**Shed and upstairs accommodation Features:-** Working nursery comprising approx. 3.5 acres - Separate gated entrance via Harrisons Lane- Car parking bays upon entrance- 360m<sup>2</sup> approx. Colourbond shed containing 3 phase power - Fully appointed lunchroom with amenities- Office space, 2 workshop rooms and storage area- Over 2 acres of shade house infrastructure and irrigation- Shade houses bounded by 300 specialised in ground camellias - 2 glass house igloos with overhead irrigation- Mezzanine self-contained flat with 2 kitchenettes, bathroom and laundry currently leased for \$400/wk. Water and electricity included- Separate septic

**Separate accommodation:-** Additional separate 3 bedroom cottage- 2 living areas with verandah entrance- Independent parking space - Currently leased for \$400 per week. Water and electricity included

**Location:-** 2.2km to Glenorie Shopping Village- 16km to Castle Hill- 20km to Hornsby- 27km to M7 Motorway- 35km to M2 Motorway

This is a once in a lifetime opportunity to secure blue ribbon Glenorie acreage with a business advantage and is for sale via expressions of interest. Contact Carolyn Wheatley on 0407 120 483 to register your interest today.