

**4 Patterson Lane, Grose Vale, NSW 2753**



**Sold House**

Friday, 8 September 2023

4 Patterson Lane, Grose Vale, NSW 2753

**Bedrooms: 6**

**Bathrooms: 4**

**Parkings: 5**

**Area: 7 m2**

**Type: House**



Cindy Cash

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**\$2,200,000**

Situated in one of the Hawkesbury's most prestigious streets on over 17.8 undulating acres with native, ornamental and fruiting trees is this charming New England Country Home. Perfectly positioned to enjoy the surrounding natural landscape and enjoying filtered views of the city skyline this is a peaceful and private place to call home. Immerse yourself in this welcoming family home offering a warm and natural feel with glowing cypress pine timber floors and exposed ceiling beams, slow combustion fireplace, dormer windows and French doors. The floorplan features a quality timber kitchen with a gas cooktop, three living spaces, two upper and two lower-level bedrooms and three bathrooms. The main living areas flow seamlessly to the wide wrap around deck and sunny lawns and there are also two double garages as well as a workshop/storage shed and stable/machinery shed. The undulating land has a mix of large arable spaces, treed areas and beautiful garden spaces as well as three dams, one with koi fish. At the entrance to the property, there is the original second dwelling and with some TLCC, this would make a fantastic AirBNB with a high demand in the area. Located 2km to Kurrajong Village, 9kms to North Richmond and 20kms to Bilpin.

- Wide wrap around verandah, entrance foyer, timber staircase, cypress pine floorboards
- Open plan kitchen, family and dining room with a slow combustion fireplace
- Timber kitchen with granite benchtops, gas cooktop, electric oven and dishwasher
- Large living room with exposed timber beam ceilings
- Ground floor master bedroom with a modern ensuite, built in wardrobe and walk in wardrobe
- 2nd ground floor bedroom with a built-in wardrobe
- Ground floor bathroom and laundry
- Upper living space, two generously proportioned bedrooms and a bathroom
- Brick double garage and colorbond double garage
- Stable barn/machinery shed
- Workshop/storage shed
- Undercover pergola, perfect for entertaining
- Original cottage; open plan kitchen and living space, dining room, two bedrooms and carport
- Plum, apple, pear, mandarin, lemon, lime, grapefruit, lychee, olive, Asian fruits and fig trees

7.214 hectares/17.83acres, 3 dams  
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.