

452 Great Western Highway, Marrangaroo, NSW 2790

Sold Acreage

Monday, 11 December 2023

452 Great Western Highway, Marrangaroo, NSW 2790

Bedrooms: 3

Bathrooms: 1

Parkings: 6

Area: 4 m2

Type: Acreage



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Contact agent

Situated just a short 10-minute drive from Lithgow, and only 2 hours from Sydney, this spectacular ten acre property offers a wonderful lifestyle opportunity as an ideal hobby farm or weekend getaway. The Circa 1970's brick veneer home is in original condition throughout. The floor plan offers 3 good sized bedrooms, the master with a built-in robe, a well-presented bathroom and a laminate kitchen with electric stove that opens out to the covered veranda, perfect for entertaining and taking in the serene native surrounds. The family room is inviting, with a cozy slow combustion fire, and there is an additional living and dining space. This perfectly positioned home is ideal for those with families looking for a home to make their own stamp on, or as an investment opportunity with rental income, as it is an easy commute to excellent schools, child care facilities, shops and public transport. Part of the Marrangaroo Enterprise Corridor, the exciting vision for this proposed space offers that "Marrangaroo will be a new urban village that will provide housing, amenity, recreational and employment opportunities to a diverse range of residents and visitors, while promoting sustainability initiatives and maintaining the semi rural and natural qualities of the site." Summary of Features:- Well-presented original home with good natural light- Open living, dining & kitchen; separate family room- Cozy slow combustion wood fire- Eat in kitchen with sliding door out to covered rear veranda- All weather entertaining with peaceful bush views- Three bedrooms; master with built in robe - Easy drive to Lithgow, Bathurst, the Blue Mountains and surrounding tourist attractions- Convenience of town water with the option to install a bore- Septic system- Zoned for dual occupancy, there is opportunity for future development subject to council approval. This is a versatile property with plenty of scope to add value with additional improvements, in a location of projected growth and opportunity. This is a unique opportunity to secure a property that will reap the benefits of one of the regions most exciting development plans. Please contact our office to make your appointment. From all of us at HR Realtors & Lifestyle Property Specialists, we wish you every success in your search for your new property. If you would like more details on this land or to chat about one of the many other properties available, please call or email us today at (02) 6351 3362; we'd love to talk more. Disclaimer: HR Realtors & Lifestyle Property Specialists believe that all information contained herein be true & correct to the best of our ability & in no way misleading; however, all interested parties are advised to carry out their own enquiries and relevant searches. The price of this property is listed in Australian Dollars (AUD) at the beginning of this description, and that should be used as a price guide for this property.