

**452 Greggs Road, Kurrajong, NSW 2758**



**Acreage For Sale**

Thursday, 5 October 2023

452 Greggs Road, Kurrajong, NSW 2758

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 8347 m2**

**Type: Acreage**



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## **Auction Guide \$1,700,000**

Nestled on just over 2 acres of picturesque land in a serene rural environment, this property offers a quintessential countryside lifestyle. The main residence boasts three comfortable bedrooms, including a spacious ensuite, with panoramic views of the expansive lawn and surrounding landscape from the generous verandah. Entertain guests effortlessly in the large covered entertaining area or retreat to the double carport for convenient parking. A highlight of the property is the original character homestead, now transformed into a charming studio with two additional bedrooms, living areas, and wrap-around verandahs, perfect for accommodating guests or as a tranquil retreat. The established gardens add to the property's allure, while a separate carport and lock-up barn provide ample storage space. Situated near the quaint Kurrajong Village, residents enjoy easy access to essential amenities, schools, and shops, while still relishing the tranquility of rural living. Connected to town water for convenience, this property offers a unique blend of rustic charm and modern comfort, making it an ideal sanctuary for those seeking a peaceful countryside lifestyle. Features include:\*

- Over 2 acres of well-manicured, spacious land\*
- Charming timber kitchen at the heart of the home, complete with quality appliances and ample storage\*
- Spacious open plan living and dining areas with large sliding doors leading to the rear deck, seamlessly blending indoor and outdoor living\*
- Three generous bedrooms with built-in robes, the master suite boasting an original, private ensuite and direct access to the entertainment deck\*
- Functional family bathroom\*
- Laundry room with external access\*
- Oversized front and rear entertaining decks, each offering a serene rural outlook across the property\*
- Additional self-contained 1920's studio residence, featuring a charming wrap-around verandah, three good-sized bedrooms, kitchenette, functional bathroom, laundry facilities, and an entertaining area\*
- Studio residence is ideal for use as a home office or extended family, guest or tourist accommodation\*
- Two undercover double carports accommodating up to four vehicles\*
- Freestanding shed for additional storage or workshop space\*
- Established gardens, including a small orchard of orange trees and extra space for veggie gardens if desired\*
- Access to town water, with the added benefit of two small water tanks