

46 Titas Road, Blaxlands Ridge, NSW, 2758

Sold Acreage Semi-rural

Sunday, 16 July 2023

46 Titas Road, Blaxlands Ridge, NSW, 2758

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: Acreage Semi-rural



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Sure To Impress!

This grand home is sure to impress with a 3 bedroom + study freestanding home plus a separate double garage with 1 bedroom, 1-bathroom upmarket granny flat attached - all perfectly positioned on approx. 15 acres in a sought-after location.

The open plan living/dining as well as kitchen has spotted gum timber flooring and is perfect for the family to relax and unwind taking in the gorgeous, natural views. The gleaming modern kitchen encompasses quality appliances such as a Miele dishwasher, Smeg oven and Smeg gas stove top as well as presenting plenty of cupboard space.

If you need a bit of space, enjoy the convenience and comforts of having a second living room located at the front of the house, taking in lovely garden views that surround the home. Complimented by the newly laid merbau decking with brand new, in-built spa, installed on a second level.

The light filled master bedroom is very spacious, featuring verandah access with beautiful leafy views. This grand bedroom also includes a huge ensuite with the luxury of a bathtub as well as shower and toilet, plus walk in wardrobe. The carpeted second and third bedrooms are positioned at the front of the house and include triple door built in wardrobes as well as ceiling fans. Additionally, the home features a study which could be utilised as a fourth bedroom.

The property presents a separate double garage, with a 1-bedroom, 1-bathroom granny flat and separate fenced off yard. The granny flat includes a modern kitchen, living and dining area with split system a/c, plus an ensuite off the bedroom with shower and toilet. This is the perfect option for the in-laws, a teenagers retreat or for guests.

Some of the many features of the main house include:

- Modern main bathroom with waterfall shower head and toilet
- Ducted air conditioning throughout, slow combustion fireplace
- Downlights throughout
- Internal laundry with external access
- Front & rear verandah
- Formal foyer with plenty of cupboard space
- Dam & paddock to accommodate animals

The property is centrally located with various amenities only a short distance away. All timing offered below is reasonably accurate in normal conditions and is approximate:

- Comleroy Public School – 10 min drive
- Colo High School, Hawkesbury High School – 19 min drive
- Various shops/transport/cafes at Windsor, Richmond, North Richmond and Kurrajong 17 to 22 min drive
- Sydney CBD – 1hr 20min drive

To view this fantastic property, call Cathy Walton on 0400 220 355

DISCLAIMER All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.