

# 463 Pitt Town Dural Road, Maraylya, NSW 2765



## House For Sale

Wednesday, 28 February 2024

463 Pitt Town Dural Road, Maraylya, NSW 2765

Bedrooms: 4

Bathrooms: 2

Parkings: 8

Area: 5010 m2

Type: House



Rebecca Baldwin



Rose Jones

0413023085

## For Sale \$2,250,000

This is a rare opportunity to own picturesque, low maintenance acres in Maraylya. This quality property is located on over one and a quarter acres, is all arable and enjoys beautiful rural views. Enconced in lush, established gardens, this stylish contemporary residence has a very serene feel. This customised modern home offers four living areas including a large media room. The kitchen is spacious and sleek and there's plenty of space for entertaining inside and out with two large alfresco areas, one under the main roof and the other nestled in the very glamorous greenspace, bordered by manicured hedges and is a great spot for large scale family get togethers. There is abundant car accommodation with a double garage and a double carport PLUS a HUGE extra height shed ideal for trucks or other large vehicles. With an extra wide concrete driveway and extensive hard stand space, this is the ultimate in low maintenance lifestyle living. This ideal location is close to Gables and Box Hill. Prestigious schools such as Santa Sophia and Arndell College are just five minutes away. Small, quality acres such as this are a rare find being so close to the Box Hill growth centre and just 50 minutes from the CBD. This exceptional property allows for easy rural living and urban convenience. FEATURES- 1+ acres (approx.) - Fantastic location (2 minutes to Gables)- Elevated block with great paddock area- Four large bedrooms with built-in-robos and custom fit out- Master suite with walk-in-robe, built-in-robe and large ensuite- Bedroom two with customised study nook- Informal living area with wood burning fire- Large media room- Formal living and family room with bay windows- Informal dining area opening onto Alfresco- Huge kitchen with multiple preparation and servery benches as well as vast cupboard space- Sleek main bathroom with inset bath, large shower and vanity- Laundry with storage- Oversized double garage with internal access to house- Huge colorbond shed ideal for trucks, boats, hoists- Double carport- Covered Alfresco area- Large outdoor entertaining area with beautiful hedged surrounds- Tiled flooring to informal living areas- Carpet to formal living zones and bedrooms- Ceiling fans throughout- Ducted air conditioning- Wide concrete driveway with horseshoe entrance- Multiple rainwater tanks- Landscaped gardens- Exclusive location- All arable acres - Close to Gables and Box Hill- World class schools Arndell and Santa Sophia College approx. 5 minutes away- Rouse Hill Town Centre approx. 13 minutes- 50 minutes from the CBD\*Disclaimer: All information contained herein is gathered from sources we believe to be reliable, however, we cannot guarantee its accuracy. We do not accept any responsibility for its accuracy and do no more than pass it on. Any interested persons should rely on their own enquiries.