

# 5 Chisholm Rd, Catherine Field, NSW 2557

## House For Sale

Thursday, 9 May 2024



5 Chisholm Rd, Catherine Field, NSW 2557

Bedrooms: 5

Bathrooms: 1

Parkings: 2

Area: 4047 m2

Type: House



Nicholas Gauci



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## Contact Agent

Situated on the high side of the road on a premium 4047 square metre corner block in the heart of the South West Sydney growth corridor, this exceptional property boasts endless potential and possibilities for the astute buyer. The Australian colonial style house and separate double garage have been thoughtfully custom designed and master built to the highest standards. Its construction utilizes quality building materials throughout allowing for dual pitch color bond roof line, full wrap around lined verandahs and soaring 3m ceilings highlighting the commitment to the quality, workmanship and finishes throughout. From the moment you arrive, you will notice the inviting facade, highlighted by the large stained solid core entry door and dual side panels, the wrap-around verandah and five bay windows that grace the front of the home. The beautifully landscaped gardens showcase the meticulous care bestowed upon this property by its current owners. As you step inside, you are greeted by the spacious lounge room, warmed by a cozy gas fired ceramic log fireplace and cooled by a split system air-conditioning unit ensuring comfort all year round. A key highlight of this room is the custom designed and built stained timber and mirrored floor-to-ceiling storage and display wall unit within the built-in bar area, perfect for entertaining guests. The heart of the home lies in the expansive Jarrah timber kitchen, a testament to the home's quality. With an island bench, SMEG gas cooktop, stainless steel appliances, and ample cupboard and bench space, it effortlessly combines style and functionality. The adjoining dining area, equally generous, ensures seamless flow and communal comfort. In terms of accommodation, there are 5 well-proportioned bedrooms, with 4 rooms boasting floor-to-ceiling mirrored sliding built-in wardrobes and all rooms 3-speed ceiling fans with remotes. Immaculately maintained, the main bathroom features a double vanity, corner bath, and spacious shower recess. An additional powder room, complete with a second toilet and vanity adds convenience to daily life. The internal laundry, fitted with storage, ensures practicality meets aesthetics. As you make your way outside, you will find a large decked entertainment area, perfect for hosting large gatherings and enjoying outdoor living. The property is further enhanced by its dual double gated driveway entries, both providing access to the fully concreted drive through driveways which offer parking for up to 10 cars. The double lock-up garage is generous in size and offers further parking for 2 cars, along with extra workshop and storage space. An additional third gated driveway grants access to the side property and paddock. The property offers loads of options for the astute purchaser- whether it be a small business to build a workshop or shed on the side (S.T.C.A) with access from Chisholm Road and / or Catherine Field Road; the option to build a second dwelling on the property and have multi-family living or an investment property (S.T.C.A); or land banking for future subdivision or development potential (subject to future planning controls and council approval). THE LOCATION: The property is conveniently located across from Catherine Field Tennis and Basketball Courts, Catherine Field Oval and Catherine Field Pre-School. In addition, there is easy access to key transport links including roads (Camden Valley Way, Bringelly Road, The Northern Road and Narellan Road), train stations (Leppington Train Station) and bus routes (closest bus stop is approx. 50m). Key amenities include:- Narellan Town Centre: 5.2km- Emerald Hills Shopping Village: 3.2km- Gledswood Hills Public School: 1.8km- St Gregory's College: 8.2km- Western Sydney International Airport: 18.2km INTERESTED IN 5 CHISHOLM ROAD, CATHERINE FIELD? For more details or to book an inspection time, simply contact Nick Gauci on 0421 639 638 or Rhonda Ekinci on 0402 696 228 today. Please Note: Prudential Real Estate Narellan has taken care to accurately describe this property, however, we cannot guarantee the accuracy or completeness of the information and cannot be held liable for any loss or damage that results from any reliance on this information. We always recommend purchasers undertake thorough investigations before committing to the purchase of any property.