

67 Dredge Avenue, Douglas Park, NSW 2569



Acreage For Sale

Thursday, 9 November 2023

67 Dredge Avenue, Douglas Park, NSW 2569

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 10 m2

Type: Acreage



Peter Hunt

\$2,200,000 - \$2,400,000

THERE'S NOT MANY PROPERTIES THAT COME TO MARKET WITH THE CHANCE TO SHAPE YOUR OWN LIFESTYLE AND CREATE FABULOUS FAMILY MEMORIES FOR YEARS TO COME! At the crest of the winding driveway, you'll arrive at a classical, good old-fashioned large family home, wrapped around with a wide, Queensland style verandah, set among 25 glorious acres. Renovators would be delighted to find that this wonderful family home harks back to yesteryear, with wide formal entry and high ceilings, offering a quaint ambience. There's 3 hallways and all bedrooms have built-in robes, some with fresh paint throughout the home. One of the bedrooms has internet and TV points connections, could easily be a formal study. There's 2 bathrooms, with full soak bath and both with separate toilet. A third toilet is found off the southern end of the verandah. The kitchen is quite functional with meals area and attractive brick hearth, where once stood a wood-fired stove. The main living is incredibly spacious and could easily be separated into two rooms and includes in-wall air-conditioner and an electric fire, sitting in front of what was once an open fireplace. The ambience conveys a real sense of history and there's also plenty of linen cupboard space throughout. There are multiple entry / exit points around the home onto the verandah and a possible second kitchen at the end of the home, which could become separate accommodation / private space for relatives or young adults (STCA). Near the fenced off chicken run and around the dwelling near the veggie patch, you'll find a variety of fruit trees including x3 pomegranate trees, mandarin, lemon, orange, grapefruit, x2 mulberry trees, cherry guava and also various herbs. The land is tree studded with plenty of open space. There is no doubt that a family looking for their own rural getaway will have found a great place to raise children in this enduring family property. Upgrades include roof sprinklers, fed from a 20,000 Ltr tank with a petrol pump, PLUS another 5,000 Ltr tank with electric pump. And don't forget, town water is also here! The rocky out-crop features an adventure opportunity, including a rock cave and bush trails where the wildlife habitat can be appreciated. There are enough cleared open spaces to enjoy a variety of pursuits and the amount of fun you can have here, is limited only by your imagination!

- Fabulous tree-studded 10.12 hectare family home, ample cleared spaces
- 4 spacious bedrooms, built-in robes, some in need of floor covering
- Over-sized living area, could be separated into 2 living rooms, older carpet and wallpaper
- Old-fashioned kitchen, meals area, brick hearth
- 2 bathrooms with separate toilets, 3 toilets
- Possibility of a 2nd kitchen with private access, including to one of the bathrooms, ... ideal for the extended family under the main roof (STCA)
- Wrap-around Queensland style verandah, additional lockable storage
- Various fruit trees, partly-cleared / partly- native acreage, with adventurous rocky outcrops
- 20,000 Ltr water tank with petrol pump that feeds a sprinkler system on the roof
- Additional 5,000 Ltr water tank with electric pump, property has town water
- Real adventure block for the family to grow up in for years to come

This could be that once-in-a-lifetime opportunity you've been looking for. With some cosmetic renovations you could really make this home yours and write a new chapter, for you and your family. To secure your inspection call Wollondilly's own Estate Agent Peter Hunt on 02 4681 9900 NOW before someone else seizes the chance.

Around Douglas Park
SCHOOLS Douglas Park Public 5.3km Picton High
2.18km Broughton Anglican College 17.1km SHOPPING Local Store 4.6km Macarthur Square
21.5km TRANSPORT Bus: Douglas park Post Office 4.8km Douglas Park Train Station
4.8km OTHER Motorway Junction (North and South bound) 11.2km Campbelltown Hospital 22.7km The Offices of Peter Hunt Real Estate 25.7km

The villages of the Wollondilly region and the surrounds retain the tranquillity of small country towns. The region's farms and villages, natural attractions and vast wilderness areas are a haven for nature-loving visitors. Discover Douglas Park, surrounded by low hills, pasture and bushland. To the south of the town, the Nepean River runs through a rocky gorge and is a great place to take the family swimming or canoeing. Douglas Park is a true country village boasting St Mary's Towers Monastery, one of the oldest complexes of heritage buildings in the Wollondilly Shire. Located just over an hour from Sydney, just over 200kms from Canberra, 21.5kms to major shopping at Macarthur Square and 60kms to Wollongong's beaches, the locale has always been a sought-after area given its proximity to all amenities and surrounding infrastructure. Disclaimer: The above information has been furnished to us by the Vendor. We have not verified whether or not that information is accurate and do not have any belief one way or the other, in its accuracy. We do not accept any responsibility to any person, Company or entity for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is, in fact, accurate. PLEASE DRESS SENSIBLY AND BRING APPROPRIATE FOOTWEAR IF YOU WISH TO EXPLORE THE BUSH ASPECT OF THE PROPERTY. ATTENDANCE AT THE PROPERTY IS AT YOUR OWN RISK. NEITHER THIS OFFICE OR THE VENDOR WILL BE RESPONSIBLE FOR YOUR SAFETY AND ANY INJURY INCURRED

ON THE PROPERTY EITHER BEFORE, DURING OR AFTER THE INSPECTION.