

# 90-98 Nepean Gorge Drive, Mulgoa, NSW 2745



## Acreage For Sale

Monday, 22 January 2024

90-98 Nepean Gorge Drive, Mulgoa, NSW 2745

Bedrooms: 3

Bathrooms: 3

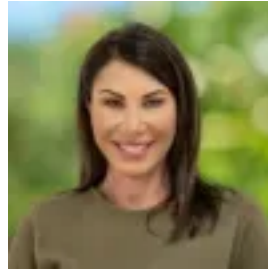
Parkings: 2

Area: 7 m2

Type: Acreage



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## **Auction Guide \$2,995,000**

Located in arguably one of the Nepean region's most private and sought-after pockets, this 18-acre property rests at the end of a quiet cul-de-sac. A scenic blend of level, arable acres and native bushland creates a serene and inviting backdrop for acreage living. Entering via a sophisticated formal gated entryway with electric and remote-controlled access, the driveway, elegantly lined with trees and gardens, leads to a haven of rural amenities. For equestrian enthusiasts, four paddocks, complete with post and rail fencing and stables, offer ample horse space, while a large dam provides a site-wide irrigation system. At the heart of the property is an approved, barn-style shed measuring 21m x 14m. This self-contained space provides temporary accommodation (STCA) and includes three bathrooms, complemented by a spacious open-plan living, dining, and kitchen area. Adding to its allure are the DA-approved plans for a dream family home, allowing you to envision and create your perfect rural residence on this C3-zoned site. Furthermore, the property is serviced by 3-phase power, enhancing its development potential. This exclusive setting promises a tranquil lifestyle, surrounded by picturesque landscapes, yet conveniently located just 10 minutes from Penrith CBD and the future Western Sydney International Airport.

Features:

- Level 18-acre estate with a mix of cleared, arable land and native bush
- Private and sought-after location within the Nepean region
- Ideal site for a dream acreage retreat with DA-approved plans
- Current self-contained amenities include 3-bath and barn-style shed
- 21m x 14m shed can be utilised as temporary accommodation (STCA)
- Formal gated entryway with electric and remote-controlled access
- Four paddocks with post and rail fencing, each with stable
- Large dam provides site-wide irrigation catering for rural needs
- 3-phase power to the site with C3 zoning for varied land uses
- 10-minute drive from Penrith CBD and the future Western Sydney Airport

Contact your friendly Cutcliffe Properties agent today to organise a visit.