

335 Cut Hill Road, Cobbitty, NSW 2570

House For Sale

Tuesday, 6 February 2024

335 Cut Hill Road, Cobbitty, NSW 2570

Bedrooms: 7

Bathrooms: 4

Parkings: 5

Area: 4 m2

Type: House

\$5,000,000 - \$5,500,000

This home offers yesteryear charm with a modern Hampton influence, has a huge extension and wrap around verandah's and simply, this home truly is nothing short of absolutely beautiful! With a rolling rural outlook, river frontage and usable 11 acres (approx) , you'll soon see that this incredible property definitely holds a big point of difference with such elegance, size and its desirable character. • Private electric gate entry, high ceilings (10ft on lower level), reverse cycle ducted air and recently painted throughout. • 6 oversize bedrooms plus home office/guest room. • The king size main bedroom offers a 5 star quality ensuite with a make up zone, under floor heating (to all bathrooms), floor to ceiling tiling, modern federation switches, niches and a custom barn door. The huge custom walk in robe will surely impress, as will the verandah access and peaceful rural outlook through the custom stacker doors. • Beds 2&3 share a stunning two-way ensuite and also offer walk in robes with the remaining bedrooms all having built in robes. The main bathroom includes a claw bath and there are high end fixtures and fittings throughout. • The open plan polyurethane kitchen includes stone benches, farmhouse porcelain sink, Belling induction cooktop, 3 door oven, walk in pantry with French doors, intergraded bin, dishwasher, a microwave provision and the storage cupboard/pantry with French doors really compliments the whole room. • The living areas consist of a lounge/media room with fireplace, sitting area off the kitchen with fireplace, activities room and a huge everyday family room to the back of house complete with raked ceilings, skylights, custom stacker doors and access to the full width verandah and entertainment decking with incredible views. • Stunning laundry with original hardwood floors, stone tops, plenty of custom polyurethane cabinetry and a farmhouse porcelain sink. • The oversize remote garage includes a powder room and there is additional open bay storage areas for the farm equipment etc. • The sparkling in ground pool (compliant) is perfect for those warm summer days • 100,000 litre concrete water tank (house supply) and there are also river pumping rights for future service of the paddocks. • Extras to this incredible property include Australian beech timber flooring, stack stone feature walls, new internal doors throughout, an entirely new Colourbond roof with anticon blanket, insulation bats under the floors, plantation shutters, hybrid filtration system supplying the house, double glazing doors and windows installed throughout the extension, heated floors to all 4 bathrooms, Solahart Suncell 15kw solar system , custom handmade leadlight windows in kitchen, sitting room and main bathroom, custom skirting boards throughout. • This home oozes yesteryear charm with a modern Hampton flair and incredible charisma which is further complimented by the established gardens, lush paddocks and discreet position. If this property is of interest of you, contact Michael Alexander on 0413 661 144 to discuss further & to arrange a private appointment. ** Please note: All email enquires must include your first & last names and best contact number.** We have, in preparing this document, used our best endeavours to ensure that the information contained herein is true and accurate to the best of our knowledge. Prospective purchasers should make their own enquiries to verify the above information.