

# 395-397 Londonderry Road, Londonderry, NSW 2753



## Acreege For Sale

Tuesday, 25 June 2024

395-397 Londonderry Road, Londonderry, NSW 2753

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1 m2**

**Type: Acreege**



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## **Forthcoming Auction Guide \$1,950,000**

Embracing the quiet acreage lifestyle, this charming three-bedroom family home, set over three acres (1.26 ha), offers a perfect blend of rural tranquillity and convenient living. With lush lawns and mature trees, this property provides ample space and the versatile benefits of RU4-zoning. The solid brick residence is bathed in natural light from large windows and glass sliding doors. Inside, fresh interiors with refinished timber floorboards and new painting throughout reveal a revitalised ambience. The sprawling living room is perfect for relaxation, while the updated kitchen with stone benchtops caters for family needs. Each of the three oversized bedrooms offers a peaceful retreat and two updated bathrooms featuring modern finishes, one with a separate bathtub and both with water closets. Outside, a full-width undercover entertaining area overlooks the low-maintenance in-ground pool with a gazebo. The expansive, level, and fully fenced yard is ideal for children and pets and has the potential for varied agricultural or recreational pursuits. Additional features include a downstairs cellar for wine enthusiasts. The property's prime location offers proximity to local schools and the Western Sydney University Hawkesbury Campus, with easy access to Richmond and Penrith. Whether seeking a rewarding investment or a peaceful family haven, this property promises fulfilling acreage appeal.

**Features:**

- Three-bedroom family home on over three acres with RU4 zoning (1.26 ha)
- Solid brick residence with freshly painted interiors and refinished timber floors
- Updated kitchen with stone benchtops and ample storage
- Three oversized bedrooms, each with built-in robes
- Two modern bathrooms with separate water closets
- Full-width undercover entertaining area and patio
- Low-maintenance freshwater Enviroswim pool and gazebo
- Downstairs cellar, double garage, rooftop solar, and ducted AC
- Town water service with supply to paddocks plus shedding
- Prime location near local schools and close to Richmond and Penrith

Contact your friendly Cutcliffe agent today for more information or to arrange a private inspection.