

# 1 Tennyson Road, Kurmond, NSW, 2757



## Acreage Semi-rural For Sale

Friday, 9 August 2024

1 Tennyson Road, Kurmond, NSW, 2757

**Bedrooms: 6**

**Bathrooms: 4**

**Parkings: 8**

**Type: Acreage Semi-rural**



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## Exceptional Agricultural Estate with Luxury Home

Occupying nearly 10 hectares of elevated pastures, this property captures the boundless appeal of a rural retreat. Showcasing a host of inclusions, its most unique feature is the 650 metres of road frontage provided by its corner position on Kurmond and Tennyson Roads.

Resting in a peaceful position, the property reveals an iconic rural residence defined by its palatial proportions. The expansive living zones reveal family and lounge rooms with fireplaces, dining and sitting rooms, and a grand open-plan space extending out via bi-fold doors to a 22-metre-wide enclosed sunroom.

The accommodation is equally luxurious, offering six spacious bedrooms. An opulent master suite boasts a hotel-style ensuite featuring a centrepiece clawfoot bathtub. Another bedroom also offers a large walk-in and ensuite, ensuring elegant living for family or guests.

Outside, the estate's agricultural potential shines. A 759 sqm industrial shed includes an internal mezzanine level, eight roller doors, 4.5-metre clearance, three-phase power, and an office. The water supply is ample, with two in-ground water tanks and a dam equipped with a three-phase pump for irrigating the fertile paddocks.

Adding to its allure, the property captures stunning views of the Blue Mountains, creating a serene and picturesque setting. Its RU1 zoning enhances its appeal, allowing for grand events, a function venue, a tourism operation, or a wedding venue (STCA).

Features: - Impressive rural property on 10 hectares (approx.) with 650-metre road frontage - Luxurious residence with grand proportions and high ceilings - A myriad of living spaces including a sunroom, games/rumpus room, and a gym - Six bedrooms, with master and guest suites featuring walk-ins and ensuites - Fireplaces and ducted air-conditioning throughout for year-round comfort - Huge north-facing alfresco area plus parking for up to eight vehicles - Massive industrial shed, two in-ground tanks and a dam for irrigation

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