

134 Cherrybrook Chase, Londonderry, NSW, 2753



Acreage Semi-rural For Sale

Wednesday, 14 August 2024

134 Cherrybrook Chase, Londonderry, NSW, 2753

Bedrooms: 4

Bathrooms: 3

Parkings: 5

Type: Acreage Semi-rural

Rustic Elegance Meets Equine Inclusions on Sprawling Acres

BLUE RIBBON REALTORS presents this 5.06 acres at Londonderry as a tremendous investment opportunity with promising future potential. Boasting RU4 Zoning, the property offers a canvas for diverse possibilities, making it a strategic and versatile investment.

Positioned on flood free land approximately twenty minutes to Penrith and ten minutes to Richmond is this immaculately maintained fourteen-year-old masterton home along with the perfect set up for those with trucks or machinery. Single level in design, the home has generously proportioned living spaces including a huge games room with a wet bar as well as four bedrooms, master with ensuite and walk in wardrobe.

Externally, there is an undercover alfresco area, level rear grassed yard. Possible up to three paddocks with water cater for those with livestock and the entire property is fully fenced with established photinia trees for privacy additional features include below

- * Double door entrance foyer, original glazed timber floors throughout
- * Ducted air conditioning, 2.7m ceilings, plantation shutters, ceiling fans
- * 'L' shape living and dining area
- * Gourmet kitchen with a 900mm gas cooktop, 900mm electric under bench oven
- * Dishwasher, 50mm stone benchtops and a walk-in pantry
- * Adjoining meals area with access to the rear alfresco
- * Rumpus room, huge games room next to living room
- * Master suite with a walk-in wardrobe and ensuite with bath and separate toilet
- * Four massive bedrooms, all with built in wardrobes
- * Family bathroom with a dual basin vanity, bath
- * Powder room, large laundry, shed with a toilet, mezzanine storage

Here's why property stands out

Location and Convenience

Located close to charming Londonderry village, it combines the allure of a country town with the convenience of easy access to Penrith and Richmond/Windsor. Land use flexibility is under RU4 Zoning, the property allows for sustainable primary industries and various compatible land uses, providing flexibility for the investor.

Subdivision Potential

With an eye for the future, the property could serve as a lucrative land bank, considering the potential for future subdivision (STCA). This strategic foresight positions it as a valuable long-term investment.

Rare Opportunity

Property with land of this size is a rarity, making this property a unique investment prospect. The scarcity of large plots enhances its desirability.

Investment in Comfortable Living

For those yearning for a country lifestyle with city amenities, this property offers an ideal setting for families to settle down and enjoy life's comforts.

BLUE RIBBON REALTORS TEAM

Contact Dhara JOSHI@04 90 14 14 14 or Ven KAN@04 04 09 04 04 for more information on the property with years of realtors experience.

In conclusion, this 5.06 acres parcel stands not only as an immediate opportunity for a dream home but also as a strategic investment in the future. The combination of location, zoning, and development possibilities positions it as a property with enduring value and growth potential.

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