



**"Bruelle" - Once In A Lifetime Opportunity
Under 1 Hours Drive to Sydney CBD**



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839-857 Mulgoa Road, Mulgoa

Contact Agent

Privately nestled away and secluded from the street, this is a once in a lifetime opportunity to secure one of the largest privately owned parcels in the Mulgoa valley. Held in the same family for over 25 years, this breathtaking 42-hectare (104 acres) estate needs to be seen to be truly appreciated. As you meander up, the driveway guides you to another world of immense natural beauty. With the main residence set back 500 metres from the road, the sense of grandeur and the complete privacy this property offers overwhelms you.

Positioned beyond a picturesque 2 acre dam, the grand country homestead offers all the creature comforts you would need. As with all country residences, the kitchen really is the heart of this home. With 3m high ceilings, enormous wraparound verandahs, open country kitchen with multiple living spaces scattered throughout, and offering four huge double bedrooms. Linked to the main residence by the grand turning circle, there is a recently constructed recycled brick 'barn' offering multiple zones.

Oversized garaging for four cars is complemented by a huge cathedral ceiling workshop with high clearance for tractor or truck storage and maintenance. Upstairs, a mezzanine provides further storage for the workshop, whilst an adjoining loft space offers a blank canvas for the new custodians to style. With endless possibilities this estate offers tranquil living for those looking to enjoy it all year round or the perfect weekend escape for those waiting to get out of the hustle and bustle.

Property ID:	L27049612
Property Type:	AcreageSemi-rural
Garages:	15
Land Area:	42.16 hectares

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The opportunity to secure a property of this size and calibre has not presented itself in this region before. To arrange your private tour, contact Bradley Millevoi on 0402 209 983 today.

Property:

- Situated 5 minutes to M4 motorway, under 1 hours drive to the Sydney's Eastern Beaches
- 12 mins drive to 24 hour Western Sydney Airport site, 15 mins drive to Luddenham Science Park, 15 mins drive to Penrith Train Station and transport hub
- 104 acres / 42 hectares on breath taking land
- Never to be built out panoramic views from Central Coast to Cronulla
- Horse day yards and stalls, with extra paddocks and dressage yard.
- Extra 3 bay machinery shed with carport
- Fully fenced with 1km of brand new 1.5m high post and picket, wire and mesh fencing
- 2 acre main dam with 4 smaller dams scattered throughout rest of property
- 110,000 litre main water storage for home use with property supply from main dam and pump
- Surrounded by other exclusive 100-acre plus estates

Main Residence:

- Single level, country style home with wraparound verandahs
- Set back 500 metres from Mulgoa Road
- 4 double sized bedrooms plus office, master with dual walk in robes, open ensuite with separate toilet
- 3m high ceilings, ducted air-conditioning, combustion fireplace
- In-ground concrete swimming pool with sandstone tiled surrounds

Extra Accommodation:

- Freshly painted converted train carriage offers self contained accommodation with laundry and bathroom facilities
- Near new "Tiny home" situated atop the banks of the stone-walled dam, with private deck

Disclaimer: While we have been provided with the above inclusions and information, Elders Real Estate Penrith/Wallacia gives no guarantees regarding the accuracy or up-to-date nature of the details at hand. All interested parties are encouraged to make their own independent

enquiries in order to confirm whether the information is accurate.