



301 Catherine Fields Road, Catherine Field

Rare Acreage, Spacious Living & Future Potential*

Step inside this impressive double-storey brick residence, offering a spacious and comfortable family home with five bedrooms, a dedicated study and multiple living areas. Freshly presented with a modern feel, the home combines generous proportions, natural light and practical family living across two levels.

Beyond the home, the five-acre* landholding is what truly sets this property apart. Offering an expansive parcel with an established fenced house yard of approximately one acre, there is plenty of space to enjoy the property today while appreciating its position within the rapidly evolving Catherine Field growth corridor. The property is also located in close proximity to surrounding residential land, adding further appeal to its long-term position.

The renovated bathrooms feature floor-to-ceiling tiling, while multiple split-system air conditioners provide comfort throughout the home.

The kitchen is equipped with stainless-steel appliances and a dishwasher, flowing into a casual meals area, while a separate dining room and spacious living area provide plenty of room for the family to spread out.

Outside, the covered entertaining deck overlooks the expansive yard, creating an ideal space for entertaining, relaxing or enjoying the scale and privacy that comes with acreage living. A double garage and

5 2 2

FOR SALE
Contact Agent

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.



additional double carport provide excellent parking and storage. Located in one of South West Sydney's rapidly transforming areas, the property offers the rare combination of a substantial family residence and sizeable landholding, while remaining within easy reach of Oran Park Podium, Ed. Square, Leppington, Camden Valley Way, schools, shops and transport.

Disclaimer:

- Approx.

^ Subject to Council Approval.

Webpage enquiries must include a contact number and email address to receive a response. While care has been taken in presenting this information, prospective purchasers should confirm details independently.

MORE DETAILS

Property ID	152J1T
Property Type	AcreageSemi-rural
Land Area	2.25 hectare
Including	Air Conditioning
	Built-in-Robes
	Fully Fenced
	Car Parking - Surface
	Close to Schools
	Close to Shops
	Close to Transport

Mitchell Crawford 0421 504 007

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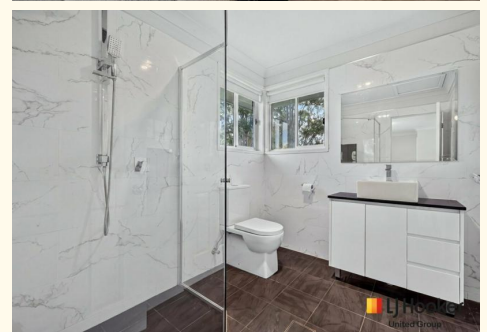
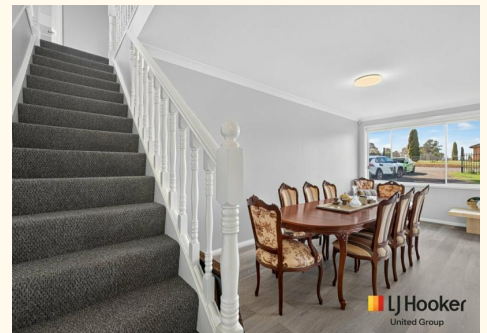
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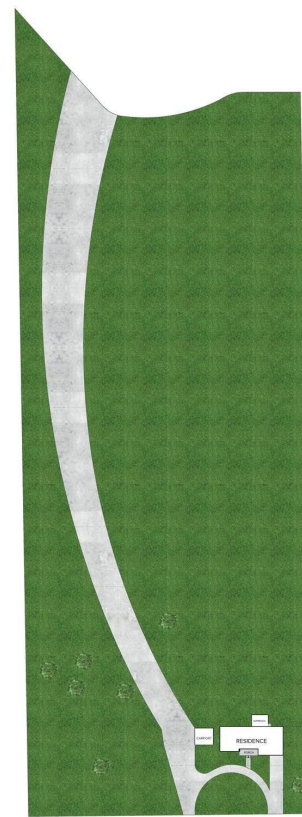
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SITE PLAN

301 Catherine Fields Road, Catherine Field

Disclaimer: Floor plans and site plans are intended as a guide only. They are not part of any legal document or title and are subject to errors, omission, and inaccuracies and should not be used as reference. Sizes and dimensions are approximate only. Interested parties should make their own enquiries. Floor plan by : Flex Media