

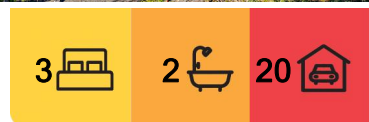
## Catherine Field, 335 Catherine Fields Road

Under Contract - LJ Hooker Camden | Bringelly

Embrace a lifestyle of convenience and opportunity with this rare find, a meticulously designed 3 bedroom home set on a generous 5.31 acres (2.15 ha) in the rapidly expanding South West Growth Area. Located in Catherine Field, this property offers not only a comfortable family home but also unparalleled space and infrastructure for tradies, truckies, or those with machinery to store and operate.

A Dream for Heavy Machinery & Trucks!

At the heart of this property is an expansive hardstand area that provides massive storage space for trucks, trailers, and heavy machinery. With dual access points (including gated yard access) and a huge undercover parking area, this property is perfectly set up for business owners, contractors, or anyone in need of secure, easily accessible storage for their vehicles and equipment.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/K2NHUD](http://ljhooker.com.au/K2NHUD)

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**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Camden | Bringelly**  
**(02) 4655 2111**



### Inside the Home

The spacious and modern design of the home will impress at every turn. Enjoy a large master bedroom with walk through his and hers wardrobes, plus a generous ensuite. The open-plan living space includes a large, well appointed kitchen with breakfast bar, flowing into formal lounge and dining areas, along with a spacious family rumpus room. Timber floors, ducted air conditioning, and a combustion fireplace ensure year round comfort and style.

### For the Growing Family

The home's yard offers plenty of room for kids and pets to roam freely while you enjoy the peace and privacy of your surroundings. The entire block is selectively cleared, fully fenced, and secured with electric gates, making it a safe and functional space for the whole family.

### Property Features at a Glance:

- Approx. 5.31 acres (2.15 ha) of flat, useable land
- Massive hardstand area designed specifically for trucks, trailers, and heavy machinery
- Dual access driveways and security gate to yard
- Two large sheds for additional storage or workspace
- Modern 3 bedroom home with spacious living areas
- Master suite with walk through his and hers wardrobes and large ensuite
- Ducted air conditioning and combustion fireplace for year round comfort
- Large, modern kitchen with breakfast bar
- Town water, solar panels, bottled gas connection, and window shutters
- Located in the high growth South West Sydney corridor with potential for re-zoning

This is a rare opportunity to own a property that offers both residential comfort and extensive space for vehicles, machinery, and storage, a perfect solution for tradies, truck drivers, and business owners alike. With the rapid growth of the area, this property also promises fantastic long term potential.

Disclaimer: All information contained herein is true and correct to the best of our ability; however, we encourage all interested parties to carry out their own enquiries at all times.

## More About this Property

Property ID	K2NHUD
Property Type	House
Land Area	5.31 acre

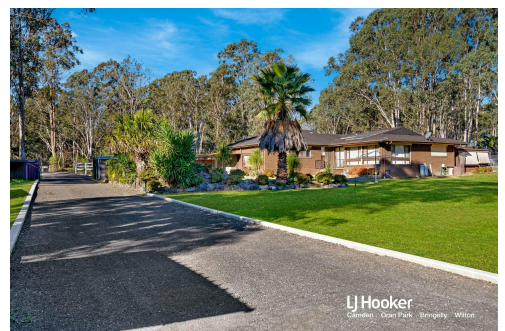
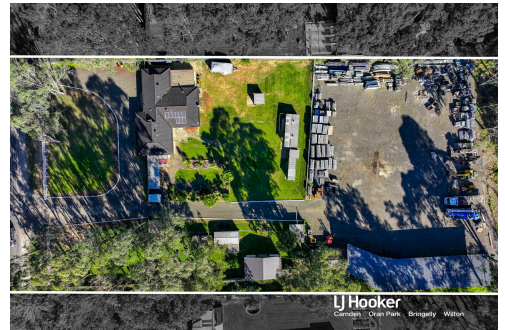
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