



339 Cut Hill Road, Cobbitty

## Private Acreage Living with Nepean River Frontage & Multiple Sheds

Discover the perfect blend of serenity and functionality with this remarkable 3.21-acre\* (1.30 ha\*) property. Set in an elevated position, it captures stunning rural views while offering the ideal mix of country charm and modern convenience. The beautifully renovated home showcases stylish contemporary features while maintaining a warm and inviting atmosphere.

Perfect for hobbyists, trades, or those needing additional storage, the property features multiple versatile sheds. With Nepean river frontage, outdoor enthusiasts can enjoy fishing, or simply relaxing by the water. Combining natural beauty with practical living, this unique property offers a lifestyle many dream of but few find.

Key Features:

- Private & elevated 3.21-acre\* (1.30 ha\*) block with sweeping rural views
- Beautifully renovated modern home
- Fully fenced boundaries extending to the river
- Conveniently located close to central Cobbitty
- Immaculately presented inside and out
- Combustion fireplace, split system air conditioning & stone

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**FOR SALE**

Price Guide \$2,100,000

**VIEW**

By Appointment

**AGENTS**

Wayne Grimson  
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Edwin Borg  
0418 236 274  
ed@ljhuntedgroup.com.au

**AGENCY**

LJ Hooker United Group  
1800 486 4833

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 **LJ Hooker**

- benchtops to kitchen
- " Double garage with front and side carports
- " Multiple sheds, including two with 3-phase power —one 12 m x 12 m\* with 4.5 m\* door height & 150 mm\* concrete slab suitable for heavy vehicles, plus an American barn-style shed (10 m x 8 m\*) with adjoining carport

- Approx.

^ Subject to Council Approval.

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

## MORE DETAILS

Property ID	E4J1T
Property Type	AcreageSemi-rural
Land Area	3.21 acre

### Wayne Grimson 0425 340 522

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### Edwin Borg 0418 236 274

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Floor plans and site plans are for illustrative purposes only. They are not part of any legal document or title and are subject to errors, omission, and inaccuracies. Whilst every attempt has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, cupboards etc are approximate only.

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