



# Mount Hunter, 266 Calf Farm Road

Proudly Sold by Daniel Ritchie - LJ Hooker Camden | Bringelly

Experience the perfect blend of space, luxury, and versatility on this stunning 24 acre or 9.76 hectare property. Featuring a beautifully designed 35 square Hebel brick, steel-frame home, a secondary dwelling, and a range of premium amenities, this property offers an exceptional lifestyle or investment potential.

With nearly 10 hectares, there's ample space for farming, horticulture, gardening, horses, or recreation. The main residence is perfectly positioned to capture views of the scenic dam, enhancing the landscape and providing a valuable water source for agriculture or leisure.

Inside the 35 square owner-built residence, you'll find five spacious bedrooms with built-in robes and ceiling fans, a master suite with luxurious ensuite and walk-in-robe, formal lounge, dining, living areas, large storeroom and a separate study. The kitchen boasts



**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.

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**For Sale**  
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stone bench-tops, a gas cooktop, double wall oven, range hood, and a large walk-in pantry. A separate wing allows for in-law or teenage accommodation with its own kitchen and living area.

Eco conscious features include Hebel construction and double glazing for maximum insulation, verandah width which allows sun inside in the winter and excludes it in the summer, solar hot water, abundant natural light from seven skylights, and fans throughout for optimal air circulation backed up by air conditioning for those really hot days. In the winter the house has under floor heating throughout.

Outdoors, enjoy landscaped gardens, a 49m2 covered entertainment area between a heated in-ground pool with a spa seat waterfall, and a kids' play area with a powered cubby house. A wide wrap-around verandah offers easy access to every corner of the property.

Connected by a breezeway, the three car garage features a workshop, bathroom adjacent to the pool and four roller doors for convenient access, with two being automatic. Additionally, an 83 square metre fully powered farm shed provides ample storage for equipment.

The secondary dwelling, currently occupied by a long-term tenant, includes three bedrooms, a kitchen, bathroom, and an L-shaped living area—ideal for generating rental income.

The property features a large dam with excellent catchment from the Razorback Range, secured with a 7 meter concrete spillway to direct overflow. Ten fenced paddocks, a self-watering system, and extensive irrigation make this land perfect for agriculture. A cattle yard with crush and loading ramps, 3-phase power and water supply from the dam throughout. This is a rare chance to own prime rural real estate.

#### Property Highlights:

- 24 acres or 9.76 hectares of prime land
- In-ground saltwater pool
- Children's play area with powered cubby
- 49m2 covered entertainment area
- Gazebo overlooking the dam
- Advanced irrigation system
- Five-bedroom main home with three bathrooms, ducted air conditioning and vacuum
- In-law accommodation with separate kitchen and living area
- Secondary three-bedroom rental home
- Large, fully powered farm shed
- Three car garage with a workshop and bathroom
- Large dam with water supply and spillway
- Landscaped gardens and grass horse arena
- 3-phase power and ample water for agricultural use

Don't miss out on this incredible property that offers endless possibilities for luxurious rural living, farming, or investment.

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



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and to not solely rely on the information and photos provided here within as well as discussions with agents or their representatives.

## More About this Property

|               |              |
|---------------|--------------|
| Property ID   | JRPHUD       |
| Property Type | House        |
| Land Area     | 9.77 hectare |
| Including     | Ensuite      |

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