



274 Pacific Highway, Ourimbah

Superb Acres, Large Family Home with Granny Flat & Machinery Shed!

With limitless opportunity & level pastures, this home is set on an idyllic 7.3 acre parcel with plenty of scope to create a dream lifestyle. It is positioned in one of the area's most accessible locations & is only minutes to all amenities.

- Sought after northern aspect for optimal light year round
- Majestic ambiance from peaceful surrounds backing creek
- Comfortable home offers scope to renovate or rebuild (STCA)
- Soaring 4.5m cathedral ceilings, enormous open plan living
- Slow combustion fireplace, ceiling fans, indoor spa room
- Open timber kitchen fitted with electric cooking & breakfast bar
- Five bedrooms, master with ensuite & walk in, built ins to all
- Multiple front & rear verandahs for outdoor living & entertaining
- Vast garage/workshop area, loads of storage & laundry at rear
- Large & tiled mud room just off garage, ideal for all purpose
- Granny flat in need of a little TLC, large 9m x 9m machinery shed
- Grassy paddocks superbly enhanced by tranquil bush backdrop
- Superb level acres, ideal for any/all livestock once properly fenced
- Gorgeous deciduous trees across the property, great to explore
- Small dam, loads of storage throughout, scope to improve & add

5 3 2

FOR SALE
Contact Agent

AGENTS

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AGENCY

LJ Hooker East Gosford
(02) 4322 5522

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

- value
- Only moments to Westfield Tuggerah, local schools, transport & M1

Council Rates: \$2,995.02pa approx.
Water Rates: \$502.96pa approx. + usage

MORE DETAILS

Property ID	862GQR
Property Type	House
Land Area	7.3 acre
Including	Close to Schools Close to Shops Close to Transport

Mark Whybrow 0412 994 707

Licensed Real Estate Agent | Director Whybrow Real Estate Pty Ltd |
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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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