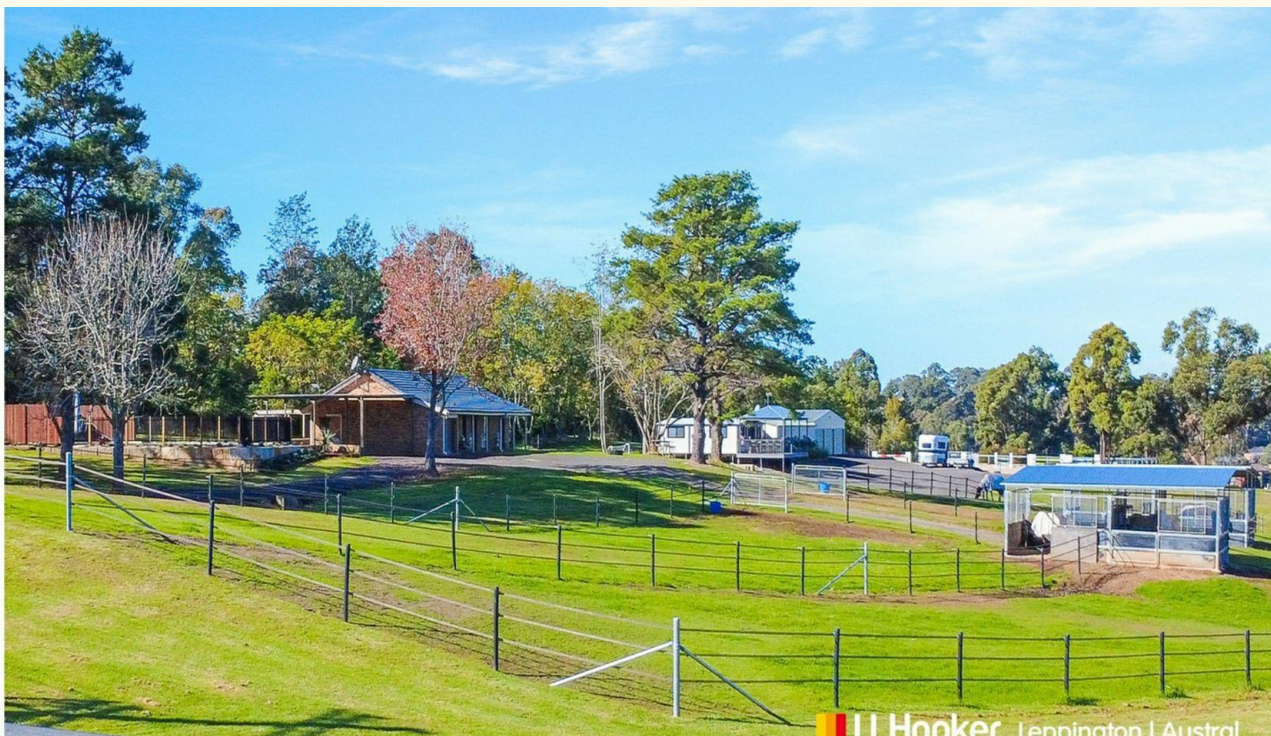




LJ Hooker Leppington | Austral



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80 Hilton Park Road, Tahmoor

Subdivide Now Or Later (S.T.C.A)

This prime dress circle estate features dual occupancy living and boasts outstanding potential to subdivide now into 1 acre lots.

Set upon 5.115 acres in the highly sought-after Tahmoor region, this exceptional lifestyle property delivers the perfect balance of relaxed country living, outstanding equestrian facilities and exciting future potential.

Privately positioned behind electric gates and surrounded by established gardens and mature trees, the property offers a rare sense of seclusion while remaining conveniently located. Designed for serious horse enthusiasts and families alike, this is a turnkey equestrian estate where every detail has been thoughtfully considered.

Cosy Family Living:

The light-filled brick residence combines practical family living with contemporary finishes and effortless indoor-outdoor entertaining.

- Gourmet kitchen featuring 40mm stone waterfall benchtops and a substantial central island
- Premium induction cooktop, large oven and dishwasher

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

Offers

VIEW

By Appointment

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LJ Hooker

- Spacious open-plan living and dining areas flowing seamlessly to a covered alfresco entertaining space
- Functional three-way family bathroom designed for busy households
- Comfortable accommodation complemented by peaceful garden outlooks

Stand-Alone Granny Flat:

Offering exceptional versatility for extended family, guests or supplementary income potential.

- Self-contained two-bedroom granny flat with independent living space
- Massive 8m x 8m triple lock-up garage with concrete flooring and power connected

Premium Equestrian Infrastructure:

Purpose-built and meticulously maintained, the equine facilities provide professional-level functionality and year-round usability.

- Four oversized enclosed stables (approximately 4.5m x 5m), each with direct access to its own individual day paddock
- Two additional day paddocks with shelters
- Four separate turnout paddocks
- All paddocks fully electrified
- Professionally levelled premium Flexi Fibre arena with excellent drainage and full spotlight lighting for early morning and evening riding
- Timber-fenced round yard with internal rubber lining
- Large 6m x 12m tack shed providing extensive storage capacity
- Dedicated wash bay and tack-up area complete with hot water, lighting and power
- Shale roadways throughout the property ensuring excellent year-round access for vehicles, floats and machinery

A standout feature of this property is its exceptional drainage. The arena, paddocks and supporting infrastructure remain highly functional during wet weather, providing confidence and usability throughout the seasons.

Outdoor Lifestyle & Privacy:

The beautifully established grounds create a private sanctuary rarely found in properties of this calibre.

- Large swimming pool with newly fenced perimeter
- Stunning sandstone-lined garden beds
- Established native and ornamental gardens
- Expansive lawns and peaceful outdoor spaces
- Exceptional privacy enhanced by mature landscaping and thoughtful property design

Investment & Future Opportunity:

In addition to its outstanding lifestyle and equestrian credentials, the property's substantial landholding and strategic location present a compelling potential subdivision opportunity (STCA). With increasing demand for quality acreage in the Tahmoor district, this represents a rare chance to secure a premium lifestyle asset with significant future upside.

Whether you're an equestrian professional, horse enthusiast, growing family or investor seeking a property with genuine versatility, this remarkable estate offers an unrivalled combination of luxury living, world-class horse facilities, privacy and long-term potential.

Call our office today for more information or to book in your private inspection.

- Some images in this advertisement have been virtually furnished and are for illustrative purposes only

Disclaimer: The above information has been furnished to LJ Hooker Leppington | Austral by the vendor/vendors legal representative. We have not verified whether or not that information is accurate, and do not have any belief one way or the other in its accuracy. LJ Hooker Leppington | Austral do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is, in fact, accurate.

MORE DETAILS

Property ID	12C9HCV
Property Type	AcreageSemi-rural
Land Area	5.11 acre
Including	Toilets (2)
	Pool
	Outdoor Entertaining
	Fully Fenced
	Water Tank

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