



59 Bellbird Road, Wedderburn

The Ultimate Rural Lifestyle Retreat on 37 Acres with Georges River Access

Escape to your very own private paradise with this stunning property nestled on approx. 37 acres of beautiful partly cleared usable land. Boasting three dams and five paddocks, it is perfect for those looking to enjoy a rural lifestyle with ample space for horses and cattle.

The property features a charming 20-year-old brick veneer home with four bedrooms and two bathrooms, offering plenty of space for a growing family or those who love the outdoors. The large kitchen is a standout feature, featuring recycled Oregon timber design with breakfast bar perfect for casual dining or hosting gatherings.

The open-plan living and dining areas create a warm and inviting atmosphere, while a separate formal dining room provides an elegant space for special occasions. For added convenience and comfort, the home includes electric shutters for added security, a combustion fireplace for cozy evenings, and split-system air conditioning for year-round comfort.

Outside, a detached shed offers plenty of space for storage or a

4 2 6

FOR SALE
\$1,999,000 - \$2,198,900

VIEW
By Appointment

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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**

workshop, while drivable access to the Georges River ensures endless opportunities for recreation and relaxation. Surrounded by lush greenery and offering a tranquil atmosphere, this property is the perfect lifestyle retreat.

Don't miss your chance to own this incredible piece of paradise: enquire now and start living the life you've always dreamed of!

Other Features Include;

- Double garage with internal access plus dual carport
- Horse shelters with fenced paddocks
- Large paddock with level usable land
- Approx. 12 kilometres to Macarthur Square and train station

Disclaimer: The information contained herein has been provided by the vendor and other sources believed to be reliable. Whilst LJ Hooker Lifestyle Group and its representatives have taken reasonable care in preparing this information, no warranty or representation is made as to its accuracy, completeness, currency, or suitability for any purpose. All interested parties should make and rely upon their own enquiries, investigations, and independent advice in relation to the property and the information provided. Some images may include digital enhancements or virtual staging for illustrative purposes only and may not accurately represent the property's current presentation. LJ Hooker Lifestyle Group, its employees, agents, and representatives accept no liability for any loss, damage, cost, or expense arising from reliance upon this advertising material, any verbal representations, written communications, or any other information provided in connection with the property.

MORE DETAILS

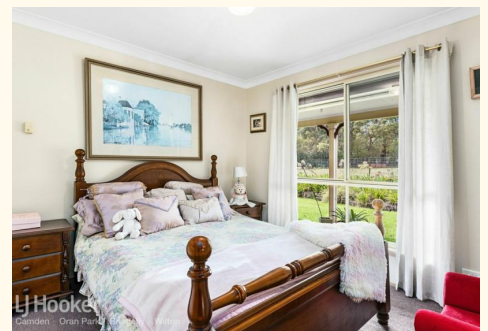
Property ID	35J1P
Property Type	AcreageSemi-rural
Land Area	14.77 hectare

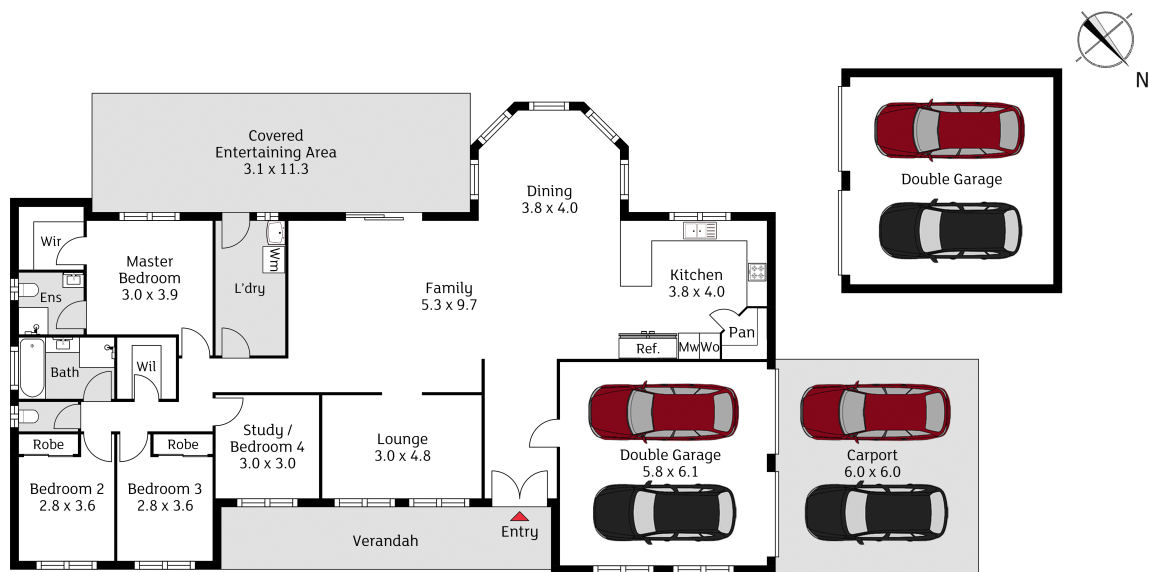
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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