



1280 Silverdale Road, Werombi

## You'll Never Want To Leave

Some properties offer a change of address. This one will change the way you live!

Set on approximately 44.9 acres of picturesque countryside, this remarkable retreat combines established gardens, tranquil dams and outstanding views stretching to the Sydney city skyline.

Watch the city lights emerge as evening falls, gather around the fire pit beneath the stars, or welcome the New Year with distant fireworks illuminating the horizon.

The beautifully maintained main residence offers four generous bedrooms plus a study, including a master suite with a walk-in robe and ensuite. A sunken lounge, separate family room and dedicated dining area provide comfortable spaces for everyday living and entertaining, framed by gardens that give the home its distinctive country character.

The charming 'Foxy's Den' cottage provides a welcoming retreat for visiting family and friends, while a separate 2 bedroom studio adjoining the colorbond garage adds further flexibility for extended family or potential guest accommodation.

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**FOR SALE**  
Property Showcase

**VIEW**  
By Appointment

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Features to fall in love with:

- 18.17 hectares with exceptional rural & Sydney skyline views
- Four-bedroom main home plus study, multiple living areas and double garage
- Separate 'Foxy's Den' cottage and additional two-bedroom studio
- Potential for farm stays, bed & breakfast accommodation or community group activities (STCA)
- Covered pontoon entertaining area, covered barbecue area and generous fire pit
- Established irrigated gardens, 3 dams and a working bore
- 4 car colorbond garage (24m x 9m)
- 3 sheds (2 enclosed 10m x 7m) and one open bay
- Extensive deer proof fencing, plus 2 chicken pens
- 2 x 120,000-litre water tanks
- Ducted air conditioning and a ducted vacuum system in the main residence
- 3.9kw solar system, solar hot water and an asphalt driveway
- Approx 25 min to Western Sydney International airport

Long lunches unfold at the covered pontoon over the dam, while the generous fire pit area invites conversation and stargazing. Whether bringing people together or enjoying the surroundings yourself, this is a property with room to create something memorable.

Previously operated as a deer farm and lovingly held by the same owner for more than 40 years, the property offers an inspiring setting for country living, rural pursuits and the possibility of sharing this special destination with others.

Imagine creating a boutique farm stay, a welcoming bed and breakfast or a country escape where community groups can come together. With a main residence, separate cottage, additional accommodation and inviting outdoor gathering spaces, there is exciting potential to explore hosted stays, interest-group retreats or community activities, subject to council approval.

Approximately 10 mins to the newly opened Silverdale Shopping Village which features Woolworths, Restaurants, Chemist and numerous speciality shops and 20 minutes to Camden, Cobbitty, Oran Park and Narellan, this exceptional holding combines the freedom of country living with convenient access to shopping, dining and everyday essentials.

Make it your sanctuary. Share its magic. Create your next chapter.

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## MORE DETAILS

|               |                      |
|---------------|----------------------|
| Property ID   | 12RHHCV              |
| Property Type | AcreageSemi-rural    |
| Land Area     | 44.9 acre            |
| Including     | Ensuite              |
|               | Study                |
|               | Air Conditioning     |
|               | Ducted Cooling       |
|               | Ducted Heating       |
|               | Toilets (5)          |
|               | Outdoor Entertaining |
|               | Built-in-Robes       |
|               | Fully Fenced         |
|               | Solar Panels         |
|               | Solar Hot Water      |
|               | Area Views           |
|               | City Views           |

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