9 Martin Grove, Werombi

An Exceptional Acreage Lifestyle Awaits

Escape the ordinary and embrace the peace, privacy and space that only acreage living can offer. Set on an impressive 2.48-hectare* parcel in Werombi, this beautifully maintained family home delivers the lifestyle you've been seeking for your growing family.
Surrounded by lush established gardens, mature hedging and fruit trees, the property immediately impresses with its picturesque street presence, dual gated access and fully fenced grounds. Inside, multiple living areas provide exceptional space for the growing family, while the spacious timber kitchen is beautifully appointed with stone benchtops, gas cooking and stainless appliances, seamlessly connecting to the heart of the home.
The home offers spacious bedrooms with built-in wardrobes, a dedicated study that can easily serve as a fifth bedroom, five-zone ducted air conditioning, a cosy gas fireplace, solar panels and a practical laundry with an adjoining bathroom. Completing the package is a triple garage with workshop, a 120,000-litre water tank plus an additional 5,000-litre tank.
Designed for year-round enjoyment, the expansive screened entertaining area and separate enclosed gazebo overlook the dam and stunning landscaped surrounds, creating the ultimate setting for entertaining family and friends or simply unwinding in complete

4 3 3

FOR SALE
$2,650,000 to $2,750,000

VIEW
Sat 31st Oct @ 10:00AM - 10:30AM

AGENTS

Kylie Haydock
0448 700 903
kylie@ljhunitedgroup.com.au

Melinda Bargallie
0429 858 321
melinda@ljhunitedgroup.com.au

AGENCY

LJ Hooker United Group
1800 486 4833

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.

privacy.
Properties of this calibre, offering established grounds, outstanding family residence and an idyllic lifestyle setting, are rarely available. This is your opportunity to secure a peaceful family retreat while enjoying all the space and freedom that makes Werombi one of the region's most desirable acreage destinations.

Disclaimer:
- Approx.

^ Subject to Council Approval.
Webpage enquiries must include a contact number and email address to receive a response. While care has been taken in presenting this information, prospective purchasers should confirm details independently.

MORE DETAILS

Property ID	15EJ1T
Property Type	House
Land Area	2.48 hectare

Kylie Haydock 0448 700 903
Sales Assistant | kylie@ljhunitedgroup.com.au
Melinda Bargallie 0429 858 321
Sales Executive | melinda@ljhunitedgroup.com.au

LJ Hooker United Group 1800 486 4833
41 Wentworth Road, BRINGELLY NSW 2556
unitedgroup.ljhooker.com.au | reception@ljhunitedgroup.com.au

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.

9 Martin Grove, Werombi

N

LJ Hooker
United Group

Floor plans and site plans are for illustrative purposes only. They are not part of any legal document or title and are subject to errors, omission, and inaccuracies. Whilst every attempt has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, cupboards etc are approximate only.

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