

120 Smalls Rd, Brownlow Hill, NSW 2570

P.O.A.

House 6 5



## Magnificent 6 Bedroom Home on 25 Picturesque Acres

10.12 hectares of lush land area | 6 Bedrooms 5 Bathrooms 5 Car spaces | PRICED TO SELL

Inspections By Appointment | Open for Inspection over the holiday period. Contact Hilary Lazarus on 0414 442 414

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Set amidst the picturesque landscape of Brownlow Hill, this magnificent property is nestled on over 25 acres of rich land and has been meticulously updated to offer you a stunning combination of modern conveniences and historical charm and character. Exemplifying the abundant history of the area, this timeless masterpiece was partially built in the 1800s and served as one of Macarthur's original dairy farms, featuring ornate detailing with period-specific decorative elements and beautiful, intricate craftsmanship that will transport you to days gone by. At the same time, the home has been carefully renovated with thoughtful modern features to bring it into the 21st century and offers a modern kitchen with generous storage, granite countertops and high-quality stainless steel Smeg appliances, spacious lifestyle options with a blend of formal and informal living, dining and entertainment areas offering fantastic versatility, including a luxurious pool area giving a resort-like experience for maximum leisure and relaxation, and lovely wraparound verandah for outdoor enjoyment, capturing beautiful views, as well as an additional two-bedroom residence which provides an excellent guesthouse, au pair or caretaker's residence or private retreat.

### FEATURES:

#### Main Residence:

- \* Spacious master bedroom with walk in robe and ensuite and three large bedrooms with built in robes
- \* Contemporary kitchen with period features, granite countertops, stainless steel Smeg appliances and plenty of storage
- \* Formal and informal living and dining areas with additional games room
- \* Luxurious pool retreat
- \* Wrap-around verandah and numerous undercover entertaining areas
- \* Spacious 5-car garage and numerous parking options as well as a versatile shed for extra parking, a workshop or additional storage space

#### Second Residence:

- \* Spacious, combined living and dining area
- \* Modern kitchen with period charm with Miele appliances and dishwasher
- \* Two generously proportioned bedrooms, one with ensuite access

### Listed By

The Office  
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Nicholas Armstrong-Smith

