

44 Mills Rd, Towrang, NSW 2580

Contact Agent

Rural Farm 2  1  5 



Canoe the river or dip in the pool : your own private oasis!

Welcome to Sylvan Hills, a captivating estate that offers not just a home, but a lifestyle enveloped by nature and luxury with 1km Wollondilly River frontage. Nestled within an expansive landscape of 103.8 acres, this property invites you to bask in serene water views and enjoy an unparalleled connection with the outdoors.

The heart of this home features two generously sized bedrooms, each offering comfort and tranquillity, ideal for family living. The primary bedroom, a peaceful sanctuary, with walk-in robe, ensures restful nights and slow mornings. A well-appointed bathroom serves the household, complete with modern fixtures to cater to your daily routines.

Step outside onto the front verandah, where the charm of Wollondilly River greets you; ducks and geese often play a welcoming committee. If hydration is the question, Sylvan Hills answers with a chorus of water features: a bore, twelve dams, various water tanks, and sprinkled delights of traveling irrigation systems that nurture 550 olive trees and an assortment of fruit trees.

Energy efficiency isn't just a buzzword here but a way of life with a 6.6-kilowatt solar system and cosy evenings are guaranteed with a combustion fireplace flanked by two air conditioners for year-round comfort. High ceilings adorned with original ornate cornices stretch above, guiding your gaze across rooms bathed in LED light, enhancing the home's spacious feel.

Entertainment? Say no more. Dive into the mineral/salt heated pool stretching 12 metres, perfect for those lap mornings or a hot afternoon dip after a hard days work, with a gin and tonic at your side, a real entertainers delight!. The machinery shed, cattle yards including a ramp and crush, multiple other sheds, cool room, full-size dressage arena, three indoor stables, a tack room with a sturdy concrete floor, and two outdoor stables equipped with yards and water, all set the stage for the equine enthusiast or grazier.

Poultry fanatics will find delight in the facilities tailored just for them, a cosy chook pen, a dedicated bird aviary, to a whimsical duck house.

With about nine paddocks fringed by laneways and even a cricket pitch, every corner of Sylvan Hills promises a discovery. And with a school bus stop just around the corner on Towrang Road, connectivity to nearby conveniences is a breeze.

Embrace a life where every day feels like a holiday. Named well – Sylvan means peaceful, pleasant feeling far away from modern life!. This is your chance to discover the perfect blend of pastoral charm and modern conveniences, a place you'd be proud to call home.

Open for Inspection

By Appointment.

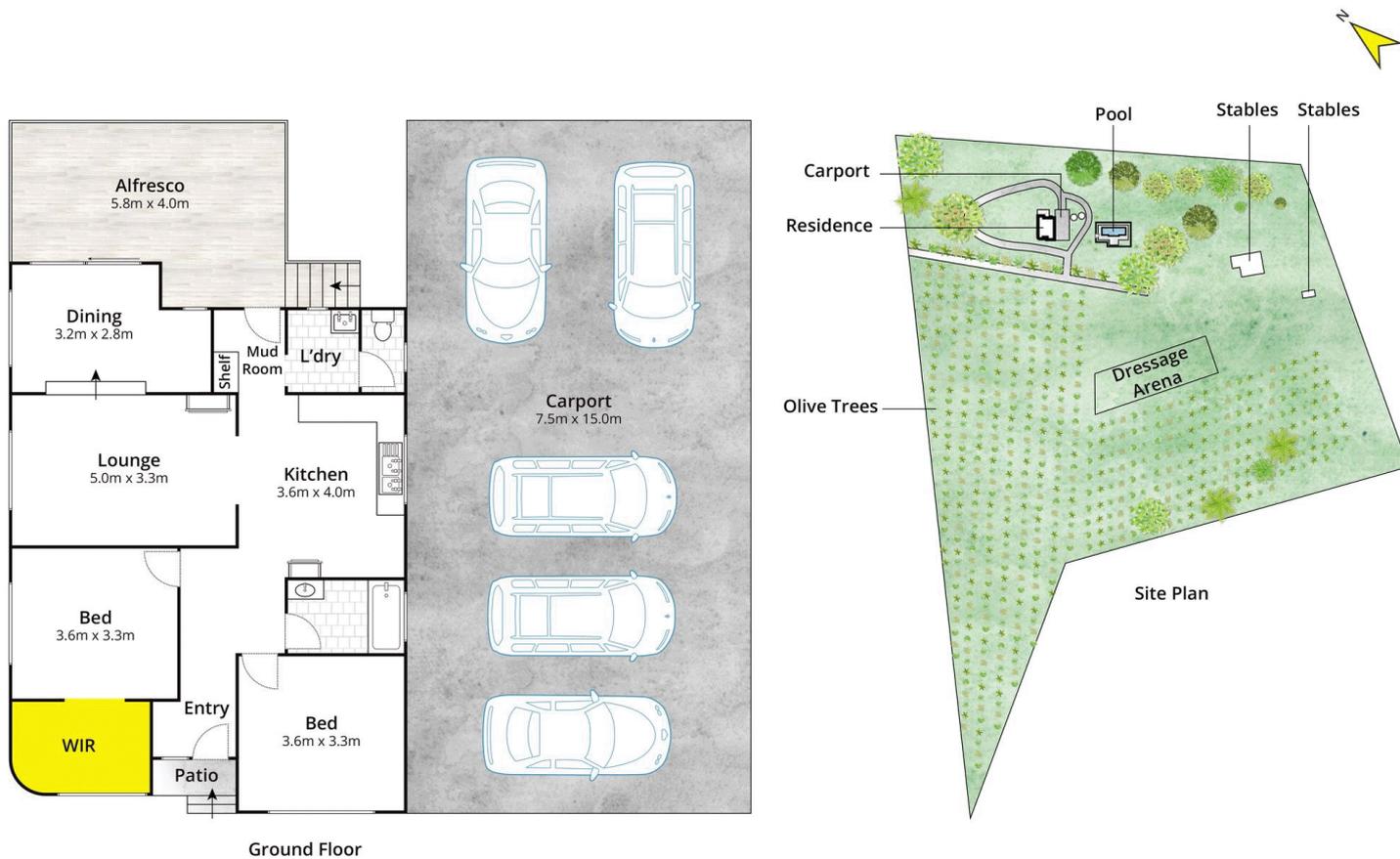
Listed By

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Floorplan



Approx House Area 95m²

Whilst bwr.com.au has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

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