

# 45 Comber Ridge Rd, The Oaks, NSW, 2570

STONE

## House For Sale

Monday, 2 December 2024

45 Comber Ridge Rd, The Oaks, NSW, 2570

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 8**

**Type: House**



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## Your private 66-acre oasis in The Oaks

Imagine a place where the world feels quiet, and time slows down. Nestled in the picturesque heart of The Oaks, this expansive 66-acre property offers more than just a home-it offers a lifestyle. Here, you can escape the rush of daily life, feeling as though you could be anywhere in the world, surrounded by the serene embrace of nature.

The estate is the perfect harmony of rural charm and modern convenience. Whether you're seeking a tranquil lifestyle property to unwind, a working farm to cultivate, or a private retreat to bring the family together, this stunning estate caters to it all.

Step outside, and the possibilities feel endless. Rolling green pastures stretch as far as the eye can see, inviting you to explore, relax, or dream.

Just some of the notable features include

- > Expansive 66 acres with cattle yards, laneways, vet cattle crush, and 3 dams.
- > Vehicle storage galore with a double garage plus a massive shed with 3-phase power, space for 6 cars, and a mechanical repair pit.
- > The perfect entertainer's delight! Separate games room with a built-in bar and alfresco cooking area, stacker doors leading to a sparkling in-ground pool.
- > 12.5kW solar panels, a 120,000L water tank below ground, and a 100,000L water tank above ground.
- > Two separate living areas with ducted air conditioning and ceiling fans for year-round comfort.
- > Renovated ensuite and oversized laundry with ample storage.
- > The light filled kitchen has 20mm stone benchtops, 900mm stove, 600mm oven, dishwasher, and abundant storage space.
- > Generously sized bedrooms with built-in robes and a walk-in robe to the master.
- > Close to The Oaks township for schools, shops, and essential services.
- > Quiet, private setting ideal for remote work or business opportunities.

With complete privacy and the space to create a life entirely your own, far from the noise yet close to everything you need.

This property offers an unmatched opportunity to embrace a lifestyle that combines productivity, relaxation, and endless potential.

Don't miss your chance to make this incredible property your own!

NOTE: In preparing this, we have used reasonable endeavours to provide information that is true, however it is provided on the basis that readers will be responsible for making their own assessment of the information and are advised to verify all relevant representations, statements and information. All photographs and images are representative only, for marketing purposes.