



11 James Lane Sawyers Gully, NSW

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An ideal working property with 50 acres of improved rural land!

Delivering on improved green pastures, two large dams, numerous horse shelters, 60x20m horse arena and two round yards, this outstanding sanctuary will tick all the boxes for those wanting that big sky feeling in a close proximity to local amenities. Enjoy an elegantly appointed three bedroom home with partial wrap around verandah along with large rural style shedding and carport. Located in centrally situated Sawyers Gully just 6kms to Lochinvar Schools and a quick 11kms to the M15.

- Elegantly presented three bedroom residence with partial wrap around verandah
- Immaculate kitchen with Chef electric oven and cook top
- Separate dining area with ceiling fan, air con and glass sliders to the great outdoors
- Open and spacious living with ceiling fans, wood fire place and split system air for year round comfort
- Three generously proportioned bedrooms, two with ceiling fans and air conditioning ? the master with WIR

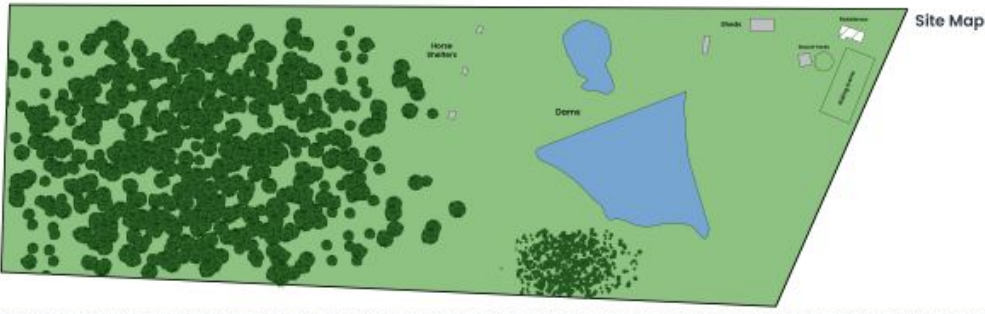
Price: \$1,599,000 - \$1,700,000



Debra Ford

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11 James Lane
Sawyers Gully



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on, interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

