



744 Coatesville Riverhead Highway, Riverhead

Boundary lines are indicative only



## Charming Villa & Lifestyle Appeal 4ha

🏠 3 🛏 2 🚗 7 📏 4.07ha

First Time on the Market Since 2007

This tightly held estate, with flat to gently contoured land is offered to the market for the first time in nearly two decades. Elevated and set in a peaceful country setting, it delivers space, privacy, and exceptional lifestyle appeal.

### Charming Character Villa

At the heart of the property sits a charming cozy villa, designed for comfortable family living. The home features three bedrooms, along with a spacious lounge overlooking the lush front yard. A separate kitchen and dining area flow seamlessly onto a large deck, overlooking the green backyard and providing effortless indoor-outdoor living.

At the rear, a generous north-facing deck captures views across the entire property and its leafy surroundings-perfect for relaxing or entertaining.

<b>Price</b>	\$3,200,000
<b>Property Type</b>	Residential
<b>Property ID</b>	783
<b>Land Area</b>	4.07 ha
<b>Floor Area</b>	102 m <sup>2</sup>

### Agent Details

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## Lifestyle & Land Use Potential

The property is well-equipped for a range of lifestyle opportunities, featuring:

- Six fully fenced paddocks
- A fish pond
- Large double garage
- Open barn for storage or farm use

Ideal for farming, equestrian pursuits, or even a private golf driving range, this estate offers versatility to suit your vision. Ample off-street parking is available alongside the garage on the road frontage.

## Expansive Grounds & Natural Setting

Explore approximately 4.074ha (more or less) of flat to gently contoured land. The north-western portion of the property features low-lying native bush and a tranquil pond surrounded by natural greenery-creating a peaceful retreat to unwind and escape city life.

## Prime Location

Enjoy the perfect balance of rural serenity and urban convenience. Located just a short drive from Albany Mega Centre, Westgate Shopping Centre, and local amenities, the property is zoned Countryside Living and ideally positioned between Coatesville and Kumeu.

## A Rare Opportunity

Properties of this calibre and scale rarely come to market. Don't miss your chance to secure a unique lifestyle holding-inspect today and imagine the possibilities.

## Viewing Open Homes Saturday & Sunday 1 - 1.45pm

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