



**15 Myoora Road, TERREY HILLS
FOR SALE**



Trophy acreage estate with world-class equine facilities.

Directly adjoining national parkland with direct access to riding trails and extensive northwest bush-valley vistas, this incredible equine estate is nestled on 4.35 fully usable acres of gently undulating paddocks and lawns. Comprising a substantial contemporary family residence, separate guest cottage, unbelievable world-class original hardwood stable enclosure, floodlit Olympic-sized arena and seven paddocks, this extraordinary semi-rural lifestyle setting is near primary schools, international schools and village shops, 15 minutes from beaches and only 30 minutes to Sydney's CBD.

Completely private and secure from the street, the estate is accessed via a keypad-operated security gate where a long driveway passes the guest cottage and stables to the main residence that is beautifully located at the rear of the property perfectly positioned for panoramic views over the entire estate and national parklands.

Designed on a grand scale to fully optimise its sun-drenched northerly setting and exquisite views over post and rail paddocks and a dam to an expansive bushland backdrop, the main residence showcases a series of extensive glass-embraced living and dining spaces flowing to enormous sunlit entertainers' terraces on both floors.

A formal double-height entrance foyer makes way to a generous sunken living room with a cozy open fireplace and a formal dining room, then moves on to a casual dining area by the kitchen and a family room with a slow-combustion fireplace. All living areas flow via glass sliding doors to an extensive northerly wrap-around terrace that captures extraordinary views and features an enormous Vergola-covered entertaining area.

Complete with a private rumpus/games room downstairs opening to a sunny lower terrace, the residence also includes a sleek open plan Caesarstone kitchen with gas stove and dishwasher, spacious bedrooms with built-ins, master and guest suites with ensuites, study, spacious bathrooms with spa baths, ducted reverse cycle air conditioning and double-lock-up garage.

Embraced by gently undulating lawns with a natural dam, it comes complete with a sparkling pool and sundeck plus poolside change rooms/bathroom and a lock-up storeroom/wine cellar.

"Cottage" is an understatement for the front house that is zoned as an "Educational Establishment." It features sweeping open-plan living and dining areas, three bedrooms plus a



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home office, a modern kitchen and bathrooms, a double lock-up garage and a sunny rear deck and patio.

The world-class equine facilities include a floodlit Olympic-sized dressage and jump arena with Waxtrax synthetic footing, seven "post and rail" paddocks plus original hardwood stables. This amazing facility with a vaulted roofline comes with giant sliding doors at either end connecting a central cobble-stoned breezeway, Supermat flooring, six stables with day yards, tack and feed rooms plus a 'hot and cold' wash bay as well as a laundry, kitchenette, powder room and covered alfresco viewing area to the arena.

This phenomenal estate offers a host of exciting and unique possibilities for anything lifestyle and horse related. Move into the luxury home and enjoy a sublime semi-rural family lifestyle and equine facilities with a guest house or lease the separate cottage or generate substantial income from an always-in-demand live-in equine business opportunity for a training or agistment centre.

Immersed in a secluded yet wonderfully convenient semi-rural setting, this amazing estate is a short stroll to Terrey Hills Tavern, Terrey Hills Swim Centre, Terrey Hills Public School, Forestway Fresh, The Palms, and moments to international schools, Terrey Hills Village plus golf driving range, pitch and putt course plus Terrey Hills Country Club and a short drive to numerous beaches, major shopping centres and the Sydney CBD.

This world-class equine estate is ready to move in and enjoy all it and the surrounding amenity has to offer.

Features

Inground Pool

Land size

4.35 Ac



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Scale in metres. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.