



17 Myoora Road, TERREY HILLS
FOR SALE



Exquisite estate offering the ultimate in luxury living with incredible opportunity for further development

Nestled on approximately 4.2 acres of lush lawns, this magnificent boutique estate and family home presents a rare opportunity for those seeking a refined semi-rural lifestyle.

Situated just 25 minutes from the city, this haven seamlessly blends tranquility with convenience.

Excellent opportunity for re-development with unique RU4+ utility zoning (community health care facilities, hospitals, commercial equine retreat)

Exclusive Lifestyle: 'Elderslie' offers executive elegance and grand-scale entertaining, with versatile living spaces designed for both opulence and comfort. Surrounded by landscaped gardens, this private sanctuary is conveniently located minutes from schools, Terrey Hills Village, and the coastline.

Key Features:

* **Elegant Entrance:** Enter through two gated access points onto a picturesque circular driveway, surrounded by meticulously landscaped gardens and a charming sandstone court garden with a fountain.

* **Luxurious Interiors:** Step inside to discover grand formal living and dining areas adorned with bay windows, capturing natural light and views of the pristine gardens and pool.

* **Entertainment Spaces:** Enjoy a media room, a spacious family room with a gas log fireplace, and a sunlit terrace perfect for hosting gatherings.

* **Private Retreat:** A separate self-contained sanctuary awaits, complete with a family entertainment room, kitchenette, and palatial bedroom with ensuite.

* **Gourmet Kitchen:** The open-plan newly renovated kitchen boasts premium Miele appliances, making it a chef's delight.

* **Spacious Bedrooms:** All bedrooms are generously sized and feature built-in wardrobes, with



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three offering luxurious ensuites.

* Equine Excellence: Facilities include a floodlit jumps arena, double stables, tack room, and wash bay, set against the backdrop of the National Park.

* Resort-style Amenities: Indulge in a championship-size tennis court, heated pool, and spa, all surrounded by a sunlit terrace for relaxation.

* Additional Luxuries: A four-car garage, garden shed, ducted heating, and high ceilings add to the allure of this prestigious estate.

* Excellent opportunity for re-development with unique RU4+ utility zoning (community health care centres, hospitals, commercial zoning)

Opportunity calls! Don't miss your chance to experience the epitome of luxury living. Contact us today to arrange a viewing!

Features

Land size

4.20 Ac



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TERREY HILLS



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. DIMENSIONS ARE APPROXIMATE

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.