



### 308 Coonawarra Road, TERREY HILLS FOR SALE



#### Rare acreage estate with two approved residences

Nestled near the end of an exclusive cul-de-sac and backing onto Ku-ring-gai Chase National Park, this absolute premium almost 4-acre estate is brimming with potential and possibilities. One of a rare few properties in the area to have two separate residences approved on the grounds, it offers the option for two families to move in straight away or to create the ultimate trophy lifestyle estate with a tennis court, pool, and equine facilities (STCA).

Set to panoramic views over a bushland valley at the rear and teeming with native wildlife, its whisper-quiet setting is within walking distance of Terrey Hills Public School, minutes to Terrey Hills Village and International Schools, moments from beaches and a 30-minute drive to the Sydney CBD.

The main residence comprises four spacious bedrooms with built-ins, the main one with ensuite, a fourth bedroom or media room, tidy bathrooms plus a powder room, a stone island kitchen with dishwasher and pantry, a living room with a slow combustion fireplace plus an extensive family and meals area opening to an entertainers' deck with bushland vistas.

The cottage offers two generous bedrooms with built-ins, a stylish full bathroom with a corner spa bath and separate w/c, a granite kitchen with stainless steel dishwasher and an adjoining dining room plus a living room flowing to an entertainers' deck with dreamy leafy views.

Each of the single-level residences has been modernised for instant liveability and includes lofty ceilings, timber flooring, air conditioning, and slow-combustion fireplaces.

Fully fenced with near-level access from the street and a few acres of cleared land that is mainly near level then slopes gently towards the rear, the grounds include an in-ground salt-water pool with sunny Travertine terrace, and cabana, lock-up garage with adjoining storeroom, double and single carports, large modern machinery shed with a lean-to attached for a trailer or caravan plus an aluminum storage shed.

Ideal for multi-generational families or a premium site for a trophy home (STCA), the property presents a rare and prized semi-rural lifestyle opportunity in one of the area's most exclusive and sought-after locations.

\* Quiet cul-de-sac location



**Shayne Hutton**

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- \* Council-approved dual occupancy homes
- \* Lovely and peaceful bushy outlook
- \* Set generously on almost 4 acres
- \* Approximately a thirty-minute drive to the CBD and ten minutes to the golden sands of the Northern Beaches
- \* Easy access to private school buses to Sydney's North Shore
- \* Excellent location and convenient to Terrey Hills Village shops, public transport and horse riding trails

## Features

### Land size

3.93 Ac

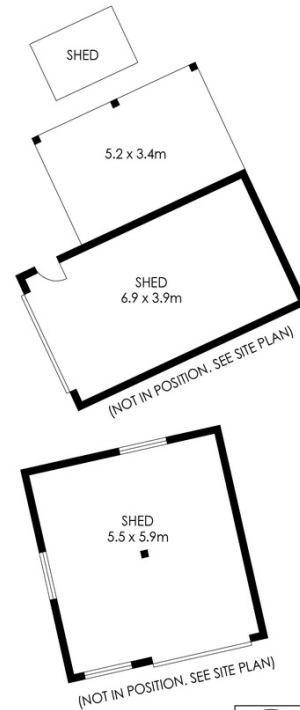
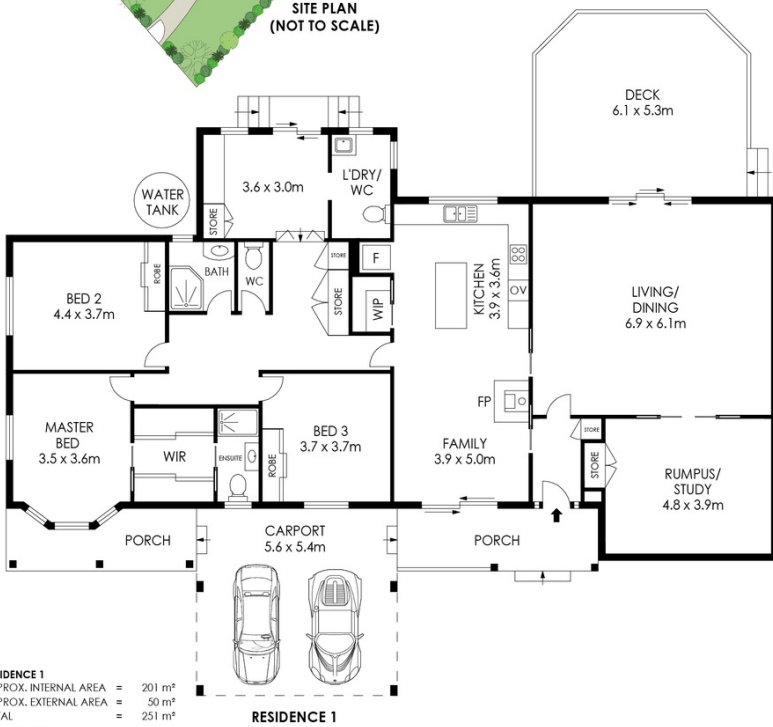
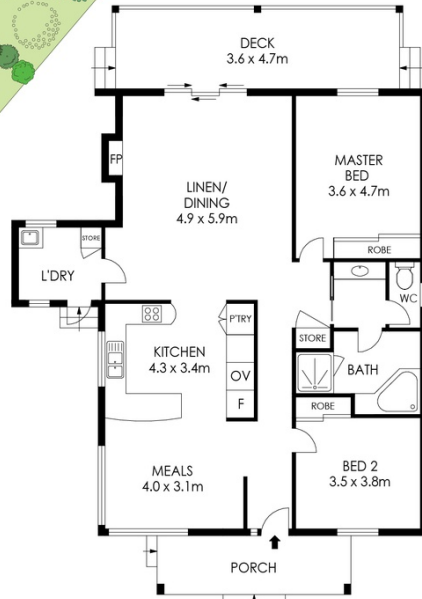


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**RESIDENCE 1**  
 APPROX. INTERNAL AREA = 201 m<sup>2</sup>  
 APPROX. EXTERNAL AREA = 50 m<sup>2</sup>  
 TOTAL = 251 m<sup>2</sup>

**RESIDENCE 2**  
 APPROX. INTERNAL AREA = 118 m<sup>2</sup>  
 APPROX. EXTERNAL AREA = 28 m<sup>2</sup>  
 TOTAL = 146 m<sup>2</sup>

LAND SIZE = 11317 m<sup>2</sup>

SCALE DIMENSIONS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE. ALL DIMENSIONS COMPARED 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.



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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.