



4 Kellys Way, OXFORD FALLS FOR SALE



Properties showcasing this level of natural beauty are a rare find!

A secluded and relaxed country-style estate that provides an incredible lifestyle, where you and your family will witness nature every day with displays of flora and local fauna that change with the seasons.

The property includes 1 acre of freehold land and 6 acres of attached Crown land which can be used for grazing and recreation. It is a perfect family estate with modern conveniences and plenty of potential to improve and renovate to make it your own.

The property comprises two distinct residences situated on a freehold acreage.

Main House:

Bedrooms: 5

Bathrooms: 3

Separate Toilet: 1

Dining Rooms: 2, each adjoining a kitchen

Lounge Rooms: 3

Alfresco Entertaining Terrace: Features a large covered area with a Vergola roofing system comprising three banks

Car Accommodation: Includes a 3-car garage and an additional 4 car spaces

Cottage:

Bedrooms: 2

Bathroom: 1

Kitchen: 1

Lounge and Dining Room: Combined

External Laundry

Covered Alfresco Entertaining Deck: Generously sized

Air Conditioning: Installed

Car Accommodation: 2 designated covered car spaces

Adjoining the 2 houses is an expansive, fully certified pool area with a long 12.5m saltwater chlorinated pool and an outdoor fire pit area. New lighting and landscaping have just been completed.



Barry Devine

Principal - Barry Devine Property

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Both north-facing homes enjoy beautiful breezes and are shaded by well-established trees. This incredibly special parcel of land has a park-like feel, with well-maintained children's swings and climbing frames, a large, fenced orchard with free-range chickens and a mobile chook pen, and separate enclosed raised vegetable garden beds. There are also agisted Bee Hives that are cared for by an apiarist, in return the owners receive half of the honey.

Other inclusions -

- Both homes with irrigation systems serviced by a large dam and separate pump housed in a new pool shed
- A 12.96 KW Solar Power system installed in November 2020
- 3x water heaters - 2 being the new energy-saving heat pumps and 1x off-peak.
- Both residences have been rewired and have new lighting inside and out as well as new fire alarms
- Both residences have been repainted inside and out
- The main house has been recarpeted.
- The cottage has cypress pine floorboards throughout
- The original bathrooms have been upgraded with new lighting and exhaust fans, heated towel rails, and tapware.
- The main House has a Gorenje Induction stove top, an Ilve rangehood and oven, and a Miele dishwasher

Additional assets which can be purchased:

- Most of the outdoor pots including the Bee-friendly herb and flower garden on the southern side of the main house.
- 21 Horsepower ride on mower (Xero Turn) and trailer purchased 2020
- A new Haier Fridge and Freezer was purchased in November 2023 which fits perfectly in the existing fridge cavity.

Deep in the valley of Oxford Falls and only 22 km from Sydney's CBD, 10 km from the beaches, and 5 km from Northern Beaches Hospital. This property offers the perfect balance between convenience and tranquillity. It feels like you are escaping to the Byron hinterland every day

https://www.instagram.com/northernbeaches_farmstyle

Presented by Shayne Hutton

Features

Inground Pool
6 Open Spaces For Vehicles
Secure Parking
Shed

Land size

1.00 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.