



## 5857 Illawarra Highway Avoca NSW

4 2 2

Build your dream country residence or work this picturesque 40 acre parcel of land. This 98% cleared, level land is divided into three paddocks all with well maintained fencing. The spacious four bedroom home has a large open plan living area which encompasses the kitchen, dining, family, and lounge room, all overlooking endless views over the dam and onwards towards the adjoining paddocks.

### Features include:

- The master bedroom has a generous walk in robe and ensuite whilst two of the other three bedrooms are furnished with built in robes.
- The main bathroom comes complete with shower, bath and vanity.
- Heating and cooling is provided via a split reverse cycle air conditioner in the living area as well as a slow

**Price** : \$ 2,350,000  
**Building Size** : 186 sqm  
**Land Size** : 40 Acres  
**View** : <https://www.carltonrealestate.com.au/sale/nsw/southern-highlands/avoca/residential/acreagesemirural/6504043>



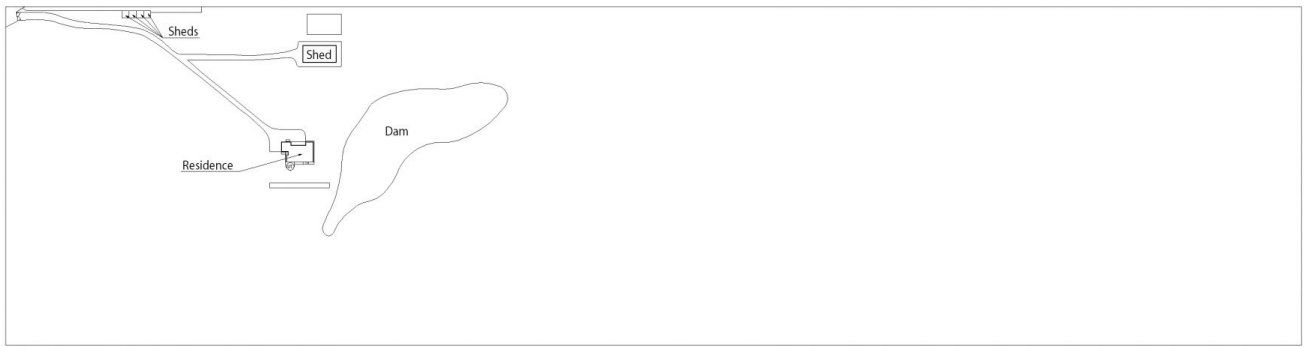
**Jenny Bailey**  
02 4871 2622



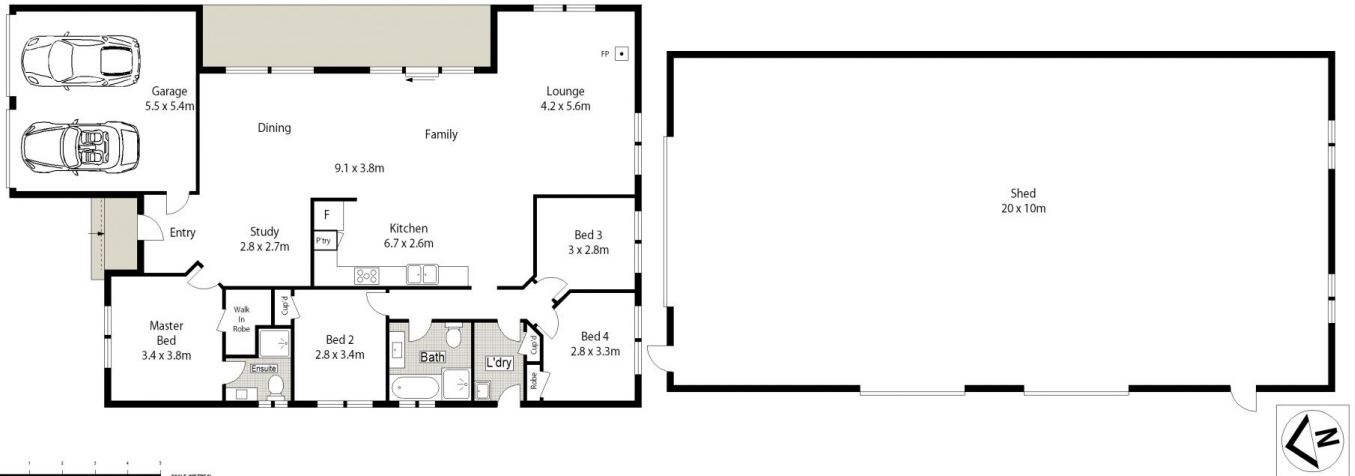
**Mark Walters**  
02 4871 2622

<https://www.carltonrealestate.com.au>

We are one of the longest running, award-winning real estate agencies in the Southern Highlands.



SITE PLAN (NOT TO SCALE)



Scale in metres. Indicative only. 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.

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