



### 3 Grevillea Grove Rylstone NSW

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Showcasing one of Rylstone's premier properties located in the tightly held Rathdowney Estate on the town fringe of Rylstone, discover a haven of luxury, comfort and space, coupled with picturesque rural vistas and ample shedding.

- Stunning family home only 4 years young with high end finishes that offer warmth and luxury
- Four well sized bedrooms, all with fans and robes, main with ensuite and walk-in robe plus study or 5th bedroom
- Multiple living areas including a formal lounge room, open plan living/dining and a separate rumpus room with storage
- Chef's kitchen with butlers pantry, 7 burner gas/electric oven and huge island bench
- Integrated indoor/outdoor living spilling out to the covered alfresco with ceiling fans
- Luxurious bathrooms with underfloor heating, freestanding bath tub, double shower and twin vanity
- Stay comfortable sitting by the woodfire in winter and ducted air-conditioning throughout
- Shedding is well and truly covered with a huge 15m x 13m shed that has power connected and plumbing facilities for a toilet and shower
- 2.98ha (7 acres) fully fenced allotment with a large dam

**Price** : \$ 1,120,000  
**Land Size** : 2.98 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/central-west/rylstone/residential/rural/7681634>



**Sara Perry**  
02 6372 2222



**Patrick Power**  
02 6372 2222

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