

**MOUNT WHITE** 151 Ashbrookes Road*'Welcome to Ashland'*

Nestled just 13 km from the Hawkesbury River and 3 km from the M1, this 22.5-acre property features an architecturally designed, north facing home with well-established gardens.

The contemporary homestead provides luxury country living and cleverly blends multiple indoor entertaining areas with an outdoor alfresco dining space equipped with a pizza oven.

Four generously proportioned bedrooms with large windows and mirrored wardrobes reflect the gardens beauty. There's a guest wing, 3 bathrooms, billiard room and a large open plan living room featuring high ceilings, skylights, reverse cycling air conditioning and a Jetmaster fireplace.

The granite bench top kitchen boasts quality appliances, walk-in pantry and an induction cooker with gas wok.

Mains power plus 12.65kw solar system delivering 50kw per day, two tanks manage 60,000 litres of water storage, a licensed 90-meter bore, irrigation system, concrete floor 4-bay machinery shed, an additional open bay, generator for power outages.

In addition, this acreage also has a separate cottage offering the potential for two rental incomes. The 4-bedroom, 2-kitchen, 2-bathroom dwelling is positioned close to the road and away from the main residence.

The property has many walking trails and camping sites throughout the natural bushland enhancing your country lifestyle.

Auction to be held both online and in-room at Level 1/29-33 Bay St, Double Bay NSW 2028.

 8  5  7

## Auction

Monday 11th December at 5:00PM  
Level 1/29-33 Bay St, Double Bay NSW  
2028



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Byron Bay Sotheby's  
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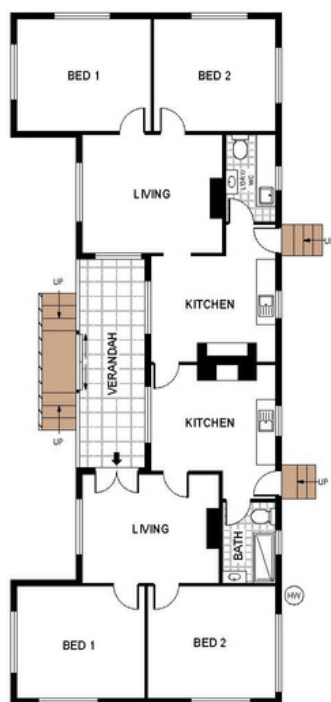
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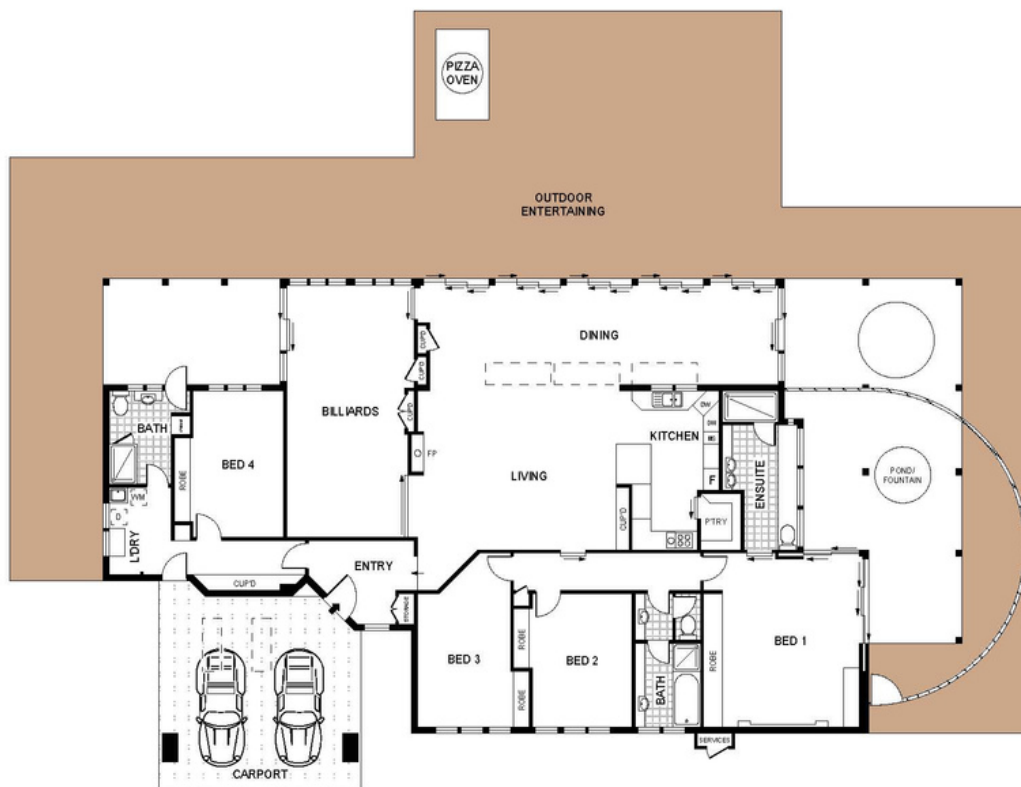
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WEATHERBOARD DUPLEXES



MAIN HOUSE

