

1 Kurrajong Lane, Manton, NSW 2582

WINDROSE

Sold House

Monday, 22 April 2024

1 Kurrajong Lane, Manton, NSW 2582

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 5 m2

Type: House



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Contact agent

****Contact Sam McGregor to discuss pricing and arrange a private inspection of this property**** Grand designs, grand proportions, high end finishes and space for living. This stunning twelve-month-old home is nothing other than absolute perfection – and it sits in one of the most tightly held locations in the Yass Valley. Welcome home to 1 Kurrajong Lane, Manton. Set high in the sought-after Walgrove Estate – overlooking the rolling hills of the Yass Valley, and nestled in the perfect spot on its 13 acre land holding (which is suitable for dual occupancy), the offering is an expansive main residence with oversized machinery shed (containing a liveable internal office space with kitchenette, bathroom or laundry) – presenting an outstanding opportunity to cement your foothold in the premium rural lifestyle market in the Yass Valley. With easy and direct access to both the Barton Highway and the North-South junction of the Hume Highway (meaning easy access to Melbourne to the south, or Goulburn, Newcastle and Sydney to the north), a shed big enough (with a slab solid enough) for the biggest truck you can think of, a driveway over-engineered to support access for that truck – the spot is a dream for a transport operator (think goods distribution, livestock, horses and the like) or regular commuter wanting storage, space and easy access. Presenting four bedrooms (or up to six if two living areas are reconfigured) and two bathrooms, serviced by multiple large living areas including an open plan dining and family room with stunning northerly views, a dedicated media room, a full-sized study and a large sitting room flowing from the main living area, this expansive home presents a unique and diverse floorplan. Suitable to be configured as a large family home, or a dual-winged home for multigenerational living (or privacy for teenagers), the main residence is unrivalled in thought and quality. High end timber-laminate flooring draw you through all living areas (except the media and sitting rooms), with warmly carpeted bedrooms, all with oversized built in robes. The master has a generous and tall walk in robe and full sized ensuite, meaning space and privacy from the rest of the bedrooms. The expansive kitchen forms the heart of the home, overlooking the meals and informal living area, and flowing effortlessly to the oversized alfresco - which takes in the stunning outlook toward Yass. Whilst being serviced by gas cooking and all modern stainless appliances, the butler's pantry with floor-to-ceiling storage is a standout, meaning the kitchen space doubles as a relaxed breakfast bench. Rich, earthy tones of stone and timber through the wet areas complement the home's modernity, whilst providing an elegant and natural feel. Aspect and light are perfectly captured in every room – with the expansive use of double-glazing a notable feature. Tall ceilings throughout draw in stunning natural light from all aspects, while all rooms have stunning views across rolling green pasture. Outside, expansive external amenities abound. The home presents an internal access, oversized double car garage, while the shed is every rural property owners dream. Inside the shed is an abundance of usable storage, a fitted out office space with kitchenette, bathroom and laundry (usable a secondary dwelling if desired, though not approved as such). A mezzanine storage space above the office means no floor space is lost, while a large lean-to the shed provides housing for trucks and machinery. House - 4 bedrooms + study; media room and sitting room useable as 5th and 6th bedroom. - 2 bathrooms, open plan living, meals and kitchen, separate media room, sitting room and oversized alfresco with stunning outlook. - 2 Approx 1 year old – finished with high products all round, including imported bricks and tiles, modern appliances and stone bench tops. - 2 Expansive master suite with stunning views overlooking the property's grounds; expansive ensuite with double shower, dual vanities, and his and hers walk in robe. - 2 Timber-laminate flooring in main living areas; carpet in all bedrooms. - 2 Ducted reverse cycling air-conditioning/heating throughout. - 2 Slow combustion fireplace. - 2 Fans in all bedrooms, study, lounge and family room. - 2 Double Glazed windows and doors throughout. - 2 Tall ceilings and doors throughout all rooms. - 2 Level transition between concrete floors, tiled areas and carpet. - 2 Expansive storage in all bedrooms (built in robes, master with full-sized walk-in), along with amenity/linen storage throughout. Amenity: - 2 Solar: Large (approx. 15kw) solar system feeding to 16kw battery system comprising of 5 banks of 3.2kw batteries. - 2 Water: Approx. 167,000ltr storage through through CT130 heritage tank; all roof space under catchment. - 2 Shedding: 20 x 12 shed + 6M x 20M awning, 5M at the lowest point on roof – total foot print being 26Mx12M foot print; double-depth concrete base to support trucking and machinery weight comfortably. - 2 Other shedding: Internal single bedroom office space/unit with storage, gas, water, bathroom and laundry. Useable as office space or secondary dwelling (not approved for habitation at present). - 2 Livestock: Improved pasture across the holding; not grazed by current owners. - 2 Fencing: Hinge joint fencing, perimeter top row barb. - 2 Hot water: 2 x 300ltr energy smart hot water systems - 2 Gas: Bottled gas (kitchen stove only) - 2 Internet: Fixed Wireless NBN - 2 Access: Second driveway added to front of property facing Yass River Road; affords easy access for larger vehicles. - 2 Location: Direct access to the Barton Highway and the North-South junction of the Hume Highway (meaning easy access to Melbourne to the south, or

Goulburn, Newcastle and Sydney to the north)