

100 Sproules Lane, Glenquarry, NSW 2576

Sold House

Saturday, 23 September 2023

100 Sproules Lane, Glenquarry, NSW 2576

Bedrooms: 8

Bathrooms: 6

Parkings: 4

Area: 44 m2

Type: House



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Only 6 mins to Bowral and located on coveted Sproules Lane, Rowena Park is an exceptional holding of character, quality and unlimited potential. Hidden down a long Plane tree lined driveway the property boasts two homes, a 'big sky' northerly aspect, river frontage, unrestricted water access to the Wingecarribee River, some land for a polocrosse field, existing horse infrastructure, cattle yards and established gardens. This is the ultimate rural/lifestyle property! Built in the '50's the main house has had a number of additions and improvements and is currently a spacious, two storey home with high ceilings, large living spaces and an abundance of character & charm. There are 5 bedrooms all with built ins. The master has a large dressing room and ensuite. There is also an office or 6th bedroom (great for a nursery). Included are 5 bathrooms. The kitchen includes a 900mm Bosch oven and Caesarstone benchtops. There is ducted air conditioning, an instant gas fire place and a slow combustion wood fire. The formal dining and lounge is large & open and includes picture windows with impressive views across the parklike garden. Included is a large mud/cloak room, undercover garaging, an in-ground pool (enclosed) and conservatory. Water is supplied via rainwater tanks and there's back up supply from the river as well as a licenced bore. The cottage is a fabulous three bed one bath home with breathtaking views across the property to Mt Gibraltar and the top of Range Road. There is a detached two bay shed, includes a separate electricity meter and its own water supply. The Wingecarribee River forms the northern boundary of the property. Unlimited water access provides a secure water supply for stock and domestic purposes. Potable water is currently supplied via rainwater tanks to the main house and the cottage. A two stage filtration (sand and UV) process ensures high quality drinking water from the river (if required). The property is exceptional and has been actively managed over the past 15 years. In good times the property can run 50 steers (or 30 cows/calves). Also included is a 4 bay stable (with power & water); machinery shed; an old dairy (used for storage); hay shed & paddock shelter. Features include;

- Impressive rural holding 44.5ha (110 acres) 6 mins drive from Bowral
- Large two storey 5 bed brick home (plus office or 6th bed/nursery)
- Detached 3 bed/1 bath cottage with kitchen/heating & northerly aspect
- Five spacious bedrooms (all with built ins); main has ensuite & walk in robe
- Opportunity to add further value to the property through upgrades
- Open plan kitchen, living dining. Additional formal lounge & dining.
- Mud room, store room, ample storage; internal access from double carport
- Slow combustion wood fire; ducted reverse cycle AC
- Unlimited water supply from the river; licenced bore; rainwater tanks
- 4 bay stable with water/power; large machinery shed; hay shed; paddock shelter
- Polocrosse field; space for a dressage arena
- Timber cattle yards; round yard; 9 paddocks fully fenced
- Old established garden; chook house; wood shed