

109 Apple Gum Road, West Wiangaree, NSW 2474

House For Sale

Wednesday, 24 April 2024

109 Apple Gum Road, West Wiangaree, NSW 2474

Bedrooms: 4

Bathrooms: 3

Parkings: 6

Area: 36 m2

Type: House



Dan Clark

0435937331

\$1,250,000

Escape to your own slice of rural paradise with this stunning contemporary farmhouse nestled on 91 picturesque acres. Built in 2005, this solid brick residence exudes charm and elegance, boasting a sprawling front verandah and a spacious patio at the rear, perfect for soaking in the serene surroundings. Step inside and be greeted by a grand foyer, setting the stage for the inviting interiors that await. With four bedrooms, including a luxurious master suite complete with an ensuite and walk-in robe, there's ample space for the whole family. A main bathroom and large laundry ensure convenience and functionality. Designed for seamless living, this home features multiple living areas radiating from the heart of the home - a well-appointed kitchen, ideal for culinary adventures and gatherings. Stay comfortable year-round with split system air conditioning in the living room and master suite, while a wood-burning fireplace adds warmth and ambiance on cozy evenings, fueled by ample firewood from the property. Convenience meets practicality with an extra-large double garage featuring a remote-controlled panel lift door, seamlessly integrated under the same roof. The roof is fully insulated, ensuring comfort and energy efficiency year-round, complemented by mains power and a 7.8kw solar power system with an inverter installed in June 2019, reducing your carbon footprint and energy bills. But the appeal doesn't stop there. This property boasts exceptional infrastructure to support your rural lifestyle dreams. Shed 1, a spacious 12m x 7m 4-bay shed with power, offers versatility with an extra bathroom and toilet, ideal for a man cave or additional storage. Shed 2, a second high 3-bay shed, provides ample space for hay and machinery storage. For the livestock enthusiast, this property is a dream come true. Cattle yards with steel infrastructure, including a Dyraba Crush with head lifter, ensure efficient management, with electricity available from the bore pump shed. Water is plentiful, sourced from a bore feeding a header tank and supplemented by seven dams, including two spring-fed, and rainwater storage of 40,000L for the home. The land itself is a testament to natural beauty, with approximately 91 acres split into three paddocks, featuring improved pastures and a balanced mix of trees for stock and wildlife. Stock-proof boundary fencing and excellent internal fencing ensure security and ease of management, allowing you to enjoy the breathtaking views that surround you. Don't miss this opportunity to embrace the tranquility and beauty of rural living. Schedule your viewing today and make this unique property your own sanctuary away from the hustle and bustle of city life.