

1191 Gerogery Road, Gerogery, NSW 2642

House For Sale

Friday, 9 February 2024

 STEAN NICHOLLS

1191 Gerogery Road, Gerogery, NSW 2642

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 6 m2

Type: House



Mikaela Gould
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Lachlan Hutchins
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Expressions Of Interest Close 7th March at 1:00pm

1191 Gerogery Road "Derbyanna" presents the epitome of countryside living on a spacious 6-hectare (15-acre) estate. Offering a harmonious blend of rural living, this sought-after location is situated approximately 12 kilometres to Jindera with easy commuting distance to Albury's CBD and close access to the Hume Highway. Perfectly orientated to take advantage of the natural beauty and mountain views, the charming red brick Federation style home is positioned so the living areas, kitchen, dining, and bedrooms all embrace rural vistas. The charming residence is a meticulously maintained and will host large families or those looking for a quiet country escape. Inside accommodates four-bedrooms, the master with an ensuite and walk in robe whilst the remaining three bedrooms are serviced by the family bathroom. The residence also offers an impressive formal lounge/dining room featuring ash timber flooring throughout with a large open fire. The modern light filled kitchen is equipped with Miele appliances and a large island bench which opens to an outdoor seating area shaded by a mature wisteria vine through French doors all which overlooks the in-ground pool and dressage arena. Outdoors, the property is adorned with a fully tiled inground concrete swimming pool and a full-sized tennis court. The landscaped lawns and gardens, equipped with an automated watering system (including a new automated control box and pressure pump supplying), create multiple outdoor living zones, including a pizza oven and fire pit. For those with equine interests, the property includes a horse complex with two fully lined stables, a tack room, and a feed room with electricity, lights and hot and cold running water in feed room and a washing machine for equine gear. A dressage arena on a sand and rubber base, surrounded by white post and rail fencing, adds to the appeal for horse enthusiasts. Furthermore, the home features encompass a solar system, a four-bay workshop/machinery shed, and a garage shed. Access to the property is through a stone entrance and a tree-lined driveway. The water supply is secured through storage tanks, dams, troughs, bore, and a seasonal creek. Conveniently located key bus routes at the front entrance provide access to local primary and secondary schools. Furthermore, the property is only a short drive from schools, hospitals, restaurants, and other amenities in Albury/Wodonga. A home of this quality is an exceptional opportunity for those seeking a luxurious and comfortable family lifestyle in a desirable rural setting. An inspection is recommended to fully appreciate this classically proportioned home and all it has to offer. Features: - 15 acres (approx.) - Four bedrooms, one study - Open plan kitchen - Multiple living zones - Ducted evaporative air conditioning and ducted heating plus a woodfire - Large shed and storage options - Double carport - Large workshop/machinery shed - Immaculate gardens - Easy commuting distance to Albury's CBD and 12km's (approx.) to Jindera with easy access to the Hume Highway.