

12 Durran Durra Place, Durran Durra, NSW 2622



Sold House

Thursday, 21 September 2023

12 Durran Durra Place, Durran Durra, NSW 2622

Bedrooms: 6

Bathrooms: 2

Parkings: 7

Area: 7 m2

Type: House



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\$1,350,000

The feature on many a vision board, 12 Durran Durra Place, "Durran Durra", is the kind of property that sits pride of place on a country living magazine. A perfect 6 bedroom home sitting proudly on 20 acres, this is a rare opportunity to acquire something truly special on the outskirts of historic Braidwood. When you enter this impressive Victorian style home, the first impression is a good one. Bright living areas, classical embellishments, and all with the modern comforts we've come to enjoy. Custom built by the current owners, with obvious attention to detail, the floorplan has been designed for a family. You'll find each of the six bedrooms to be spacious, with three defined living areas inside the home. Built in 2011, the character and charm of this home is a perfect blend of years gone by with all the modern comforts. It is easy to imagine slow cooking and frequent entertaining here. The kitchen is gorgeous and also very practical with plenty of bench space and loads of storage, and the large walk in pantry allows you to keep everything you need within reach. This is a space you will want to linger in, prepping food, drinking wine and enjoying your friends and family's company, even washing up won't be a chore here as there are beautiful views across the peaceful paddocks beyond. Christmas celebrations, birthdays, and casual barbeques are all easy here with direct kitchen access via French doors to informal and formal dining areas, these are equally appealing places to dine, and between them sits an inviting protected outdoor entertaining deck. If you're looking for lifestyle opportunities, the established vineyard, orchard, berry and veggie gardens are just icing on the cake. Durran Durra is the home of 'Braidwood Estate Wines', with 440 Shiraz vines currently established and scope for an additional 720 vines. The winery has a capacity of approximately 10,000 bottles of wine per year, and the owners would be happy to sell on their winemaking and harvesting equipment. The orchard has 140 fruit trees, including figs, plums, pears, apricots, cherries, peaches, nectarines and heirloom varieties of apples. Irrigation is plentiful across all aspects of the farm, with a lot of water storage to back it up. You'll find 2 dams, an 1,100L/hr bore, household water storage of 110,000L and an additional 290,000L over 12 tanks specifically for the irrigation system. Water storage and irrigation are extensive at this property making your horticultural pursuits so much easier to manage. There is a commercial size strawberry patch currently planted to 5,500 strawberry plants, but is equally suited to garlic, flowers, or pasture for some horses. The greenhouse is filled with raised beds, ready for planting, there would be more than enough produce grown to cover the requirements of your family, friends and even supply some for sale. The current owners are very detail oriented and they have thought of everything - you'll find a 'Flowhive' beehive, this helps with the pollination of your crops, plus the bonus of some delicious home-grown honey. There is a lot of talk about being self-sufficient these days, and this property offers you the chance to do just that. There is plenty of infrastructure to support your farming endeavours, a 12 x 7m commercial greenhouse, 16 x 12m barn, 14 x 7m machinery shed, and a new 3 car enclosed carport. This property has been maintained to the highest standard, it is evident everywhere you look. Key features include:

- 6 generous bedrooms
- Approx 60 square home
- 2 x Rheem continuous hot water units
- Phone line with ADSL broadband internet and satellite TV (with two outlets)
- Skymaster NBN satellite broadband
- 10ft high ceilings with Victorian plaster cornice features
- Period lighting
- Stained glass and sash windows
- Colonial architraves and skirting boards
- 2 quality wood heaters
- Underfloor, wall, and ceiling insulation
- Vintage style Belling cooktop and oven
- 110,000L water tank
- 1,100L ltr/hr bore
- 2 large dams
- Sealed road to driveway
- 290,000L of water storage for the irrigation system, across 12 tanks
- "Braidwood Estate Wines" IP and registered trademark, with 440 Shiraz Vines and capacity for 10,000 bottles per year

Property information:

- Land size: 7.56ha/18.7 acres
- Home size: 555sqm
- Annual rates: \$1,166.44

This property can be viewed by appointment, we're very flexible with timings - please contact either Ellie Merriman on 0402 117 877 or Ava Merriman on 0429 517 003 to see this super property. 12 Durran Durra Place is just ten minutes from Braidwood, one of NSW's prettiest heritage towns, located half way between Canberra and the South Coast. With lots of delightful cafes, bakeries, restaurants, pubs, and shops perfect for a midday browse, this little town is a hub for travellers and a destination in its own right. You're a one hour drive to Canberra, just a smidge over three hours from Sydney, and less than an hour to Batemans Bay... hello South Coast Summer! This property can be sold 'Walk in Walk Out', the inventory is available through the agent and has an approximate value of \$100,000. This includes antique and household items, vehicles, wine making equipment and more. The owner reserves the right to accept an offer any time prior to the auction. **DISCLAIMER.** We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability with respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their enquiries to verify the information contain