

**1215 Tallagandra Lane, Gundaroo, NSW 2620**



**House For Sale**

Wednesday, 24 April 2024

1215 Tallagandra Lane, Gundaroo, NSW 2620

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 10**

**Area: 17 m2**

**Type: House**



Chris Dixon  
0414819377



Alexandra Deschanel  
0417407249

## By negotiation

Located in the picturesque setting of Tallagandra Lane, 'Red Hill' is sure to spark your interests with all it has to offer. The early 1950's homestead has had some updates over the years with the most recent being the renovation of the main bathroom, ensuite and mudroom. The kitchen is a good size and has plenty of storage, while the living room and dining both have feature fire places perfect for those cold winter days. The master bedroom with sliding door access to the patio, also has a large nurse's room that could easily be converted into an indulgent walk in robe. To add to the creature comforts is the zoned reverse cycle heating and cooling and with lovely country views from each window the home is ready and waiting for you to move into. Excellent infrastructure includes a massive 250sqm shed with 1 open bay and 3 enclosed bays, one being a lined office space. Shed has provisional slab thickening and electrical wiring for a car hoist and in-slab plumbing for bathroom / kitchenette. A shearing shed with holding pen, access ramp and yards is located close by, along with the garden shed with power. The paddocks are well fenced, with water security provided by a bore, large dam and rain water tanks equaling 75,000 litres. A new Franklin domestic rain water pump and Puretec 3 stage filtration system are also in place. With dual occupancy potential (subject to council approval) there is an ideal building spot on the high side of the property with exceptional vistas towards Lake George and the surrounding region. There is 17.4ha to play with, with good grazing for horses, a few cows or sheep, this property provides the ultimate rural living experience. - Dual occupancy potential (subject to council approval) - Large renovated laundry/mudroom - Renovated main bathroom with built in bench - Renovated ensuite with his and hers shower - New plumbing and electrical to bathrooms and laundry - Hardwood flooring and new carpet - Sunroom off dining area - Zoned ducted reverse cycle heating and cooling - Air Touch mobile app and monitors energy consumption - Enclosed vegetable garden - Electric entry gate - House 25k litre rain water tank - New Franklin domestic rain water pump and Puretec 3 stage filtration system - Bore fed to house and gardens and all paddocks - Massive 250sqm shed with 3 enclosed bays, 1 open bay - 20k litre water tank connected to shed - Shearing shed with holding pen, access ramp and yards - 30k L rain water tanks to shearing shed - Septic tank recently refurbished - Garden shed with power - New registered bore: solar fed during day & mains power at night - runs dual pumps - Starlink internet service to house and shed office - Foxtel satellite, mobile phone reception across entire property - 3x4m horse shelter - Pasture improvement over last 5 yrs - Metal grain silo in concrete slab - Driveway and drainage recently upgraded - 10 minutes to Gundaroo shops - 15 minutes to Forde/ Bonner shops - 14 minutes to Sutton bakery or Murrumbateman shops - 32 minutes to Canberra CBD - Surrounded by wineries including the popular Tallagandra Hills. Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.