

**1302 Currawang Road, Goulburn, NSW 2580**



**Lifestyle For Sale**

Thursday, 14 March 2024

1302 Currawang Road, Goulburn, NSW 2580

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Area: 14 m2**

**Type: Lifestyle**



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## **Auction - Unless Sold Prior**

Welcome to the perfect country oasis in 1302 Currawang Road. As you approach the stunning homestead, you will be greeted by a tree lined driveway, tiered rose and peony garden and established shrubs. The German engineered grand front door crafted from blackbutt timber provides the warmest of welcomes as you arrive home or welcome guests. A true quality of this property is the expansive living areas of the home. The sunken formal lounge is perfect for the warmer months, yet is also cosy in winter with its own dedicated gas log fire. The open plan family area enjoys a wood fire and natural light, facing North and the informal meals area is further complimented by the formal dining space, which can be closed off when not occupied. In addition, there is a super-sized rumpus room which could easily be transformed into a media room, library/home office or guest accommodation. Upstairs you will find three bedrooms, study and master bathroom, complete with a bath, shower and separate toilet. To the rear of the home, gardeners will be delighted to find apple, nectarine, peach and various other fruit trees to nurture and harvest, as well as a greenhouse for further cultivation. The tennis court beckons family fun and casual entertaining. Key features include:- Four bedrooms, each with their own unique outlook over the property.- Master bedroom is on the ground floor and features a dressing room and comfortable ensuite with bath.- A modern and well appointed kitchen featuring a 900mm oven, five-burner gas cooktop and dishwasher, plus breakfast bar and ample bench and storage space.- Exceptional heating and cooling options with a wood fire, gas log heater, reverse cycle air conditioning and ceiling fans.- Under floor heating to kitchen and bathroom on lower level.- 5.7kW of solar to encourage sustainability.- Car accommodation entails a triple garage and a 10x8m wide span three bay machinery shed.- 14.67 hectares or 36.25 acres with a stunning dam and jetty, mature shrubs and trees.- Ample water storage. This property offers a range of opportunities for astute professionals to either work from home or make the commute to Goulburn or Canberra, or for people seeking a tree change, or downsizing venture from larger rural holdings. A property of this calibre, positioned on a sealed road, just 23km from Goulburn's CBD just simply won't last long. Please contact Justin Gay on 0429 795 507 or Stephanie Wegner on 0413 807 048 to arrange your private inspection of this exceptional offering.