

# 1449 Crookwell Road, Goulburn, NSW 2580



## Lifestyle For Sale

Friday, 12 April 2024

1449 Crookwell Road, Goulburn, NSW 2580

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 10 m2**

**Type: Lifestyle**



Matthew Skillman

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**\$1,500,000**

Architecturally designed with solar passive principals and set in a stunning elevated rural position this stunning home sure to impress! Boasting 3 bedrooms, 2 bathrooms, and a spacious 3-car garage, this established property offers resort-style living with panoramic views over Mount Wayo and the picturesque rural landscape. Just an 8-minute drive from Goulburn town boundary, this home features vast entertaining spaces and thoughtfully placed picture windows that capture the ideal position of the property. The main level of the home showcases vaulted ceilings over the well-appointed kitchen and dining areas while the lower level lounge room features a large wood heater and French doors opening to a covered elevated deck area overlooking Mt Wayo. The upper mezzanine area provides additional space with picture windows and a separate balcony overlooking the pool. The master suite includes French doors to a private balcony, an oversized dressing room, and an ensuite bathroom designed to maximize views. Two additional bedrooms with built-in wardrobes overlook the pool area. To keep running costs low the home has an impressive 10.3 kw solar electricity system installed and connected to a 13.5kw Tesla battery and topped off with 5 fresh water tanks for a total of 170,000 litres of water compete with filtration and UV stabilisation system. Situated on 10.07 hectares of well-maintained natural bushland with two dams and a fully fenced boundary, this low-maintenance property offers ample storage including a powered shed with workshop setup as well as an additional garden shed, chicken coop and greenhouse. Ideal for entertainers, the in-ground swimming pool is complemented by a separate pool house, extra toilet, bar and covered entertaining area. Whether you're looking to upsize or downsize your living space or seeking a family-friendly environment or retirement retreat surrounded by nature yet close to amenities in Goulburn town center, this property caters to various lifestyle needs. An opportunity not to miss, to arrange your private inspection contact Matthew Skillman at Graeme Welsh Real Estate today! Key Financial Details:- Land rates: \$1198.70