

**15086 Hume Hwy, Marulan, NSW 2579**

**House For Rent**

Monday, 13 May 2024

15086 Hume Hwy, Marulan, NSW 2579

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Sue Rosella  
0246771488



Alyssa Houston  
0246771488

**\$750 per week**

Features include; • Boundary Fencing • 4 Internal Paddocks • 2 Dams • Water Tanks • Bore • Small Sheds/Outbuildings • 3 Bedroom Family Home • Large Outdoor Entertaining Area • 2 Car Garage with Room for Workshop

**THE PROPERTY** 50 Acres of Highlands grazing land with natural grasses on a unique rolling topography, including a ridge to the South and West creating a warm and sunny amphitheatre with views to the North and East over fertile paddocks to the coastal ranges. So secluded yet all so accessible, with olives and stone fruit tree - needs some TLC.

**THE HOMESTEAD** Warm and friendly, nestling quietly under the ridge, soaking up the sun, capturing exceptional views, protected by magnificent stands of radiata pine and native trees along the Western and Southern boundaries. The home itself is perfect for the family living and entertaining. The kitchen boast lots of storage cupboards, gas cooktop and electric oven, dishwasher and ample bench space. The dining and family room are open plan and provide easy access to the large outdoor deck area for that family BBQ or special occasion. A place to sit back and enjoy the panoramic views. The generous bedrooms all have built in robes, there is a large bathroom with spa, shower vanity and toilet and a convenient separate toilet off the large laundry. A slow combustion fire adds to the warmth and special ambiance of this country home. Whilst the feature cornice and roses add to the old country charm. The circular drive provides east access from the private front gate to the garage and house.

**THE LOCATION** Easy access to the Hume Highway via Eagles Lane and is located on the Sydney side of Marulan just North of the Marulan township. Only minutes away from this charming township, where old style values and a smile and wave are the traditional greeting, there are wonderful facilities with a local IGA supermarket, a great school, preschool, medical centre, coffee shops, antique stores and coffee shops. With an active community centre, sporting facilities and parks, the village feeling is strong in this local town. Marulan also has a local railway station with daily services to Sydney, Canberra and Melbourne. The Nest is only 20 minutes away from Goulburn, Australia's oldest inland city, where all the conveniences of city living can be found but in a relaxed country atmosphere. Travelling North from the property, it is only 35 minutes to Bowral or Moss Vale, here you can find wineries and many other tourist attractions of the Southern Highlands and a relaxing 70 minutes' drive to the Nation's capital, Canberra or to Wollongong, South Coast Beaches or Western Sydney and the International Airport.

Local Government Area - Goulburn Mulwaree Every effort has been made to provide factual and correct information. Dimensions are approximate. Whilst the information has come from providers that we believe to be accurate, all persons should rely on their own sources of information or that of persons they have engaged on their behalf. Please note that the top left hand corner of property approximately 1 acre is not included in lease

**Disclaimer:** Whilst every effort is taken to ensure accuracy of this listing, we accept no responsibility for errors or omissions. We encourage you to seek your own independent legal and / or financial advice prior to making any commitment or decision. It is also up you as a prospective tenant to investigate the availability of services such as telephone, internet, analogue, digital or cable television