

**169 Bullamalito Avenue, Goulburn, NSW 2580**



**Lifestyle For Sale**

Friday, 8 March 2024

169 Bullamalito Avenue, Goulburn, NSW 2580

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 41 m2**

**Type: Lifestyle**



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## **Auction - Unless Sold Prior**

Lifestyle properties don't come much sweeter than 169 Bullamalito Avenue. With a quality built home lending to generational living, there is more than enough room, inside and out for the entire family, even friends for that weekend getaway. As you approach the 101.9 acre (or 41.25 hectare) property, quality new fencing draws your attention as well as the well-finished, sealed shaped driveway. Enter the home to find the fifth bedroom with walk-in robe, third bathroom, kitchenette and large rumpus/living room, plus a study, perfect for guests, in-laws or teenagers to make their haven. Explore the hallway to then find the primary residence, complete with:- Four generous bedrooms, all with built-in robes, the master with a generous walk-in robe;- Large main bathroom and luxurious ensuite complete with bath;- High ceiling open plan quality kitchen with 900mm Smeg cooktop and meals area;- East facing living room and alfresco area to enjoy the morning sun; and- A sizeable media room which beckons movie nights. Outside, your views of nature are uninterrupted. Paddocks are well-fenced with three dams and there are trails for motorbikes or horse riders to enjoy. The insulated American Barn style shed has been decked out as the ultimate "man-cave" complete with separate rooms (bedroom, living/hosting space, workshop), wood fireplace, slow combustion stove for cooking, toilet, shower over the claw foot bath and a plumbed bar. Just imagine the memories that can be made in this space! The expected comforts need not be questioned with ducted electric heating and cooling, wood fire, 250,000L of fresh rainwater and Starlink satellite internet with Wifi security cameras. Located approximately 25km to Goulburn, just over an hour to Canberra, and a comfortable drive to Sydney and the beautiful coastal town of Jervis Bay. You won't want to miss this opportunity - inspections will not disappoint. Please contact Justin Gay on 0429 795 507 or Stephanie Wegner on 0413 807 048 to organise your private inspection of this exceptional property.